

City of Winnipeg

Armstrong's Point Heritage Conservation District Study APPENDIX

May 2016
HTFC Planning + Design



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APPENDIX A

Glossary of Terms

Glossary of Terms

The following definitions are commonly used in the discussion of heritage conservation policy and practice. The sources for some of these terms are:

The Standards and Guidelines for the Conservation of Historic Places in Canada (S and G)

The Ontario Heritage Act (OHA), the Ontario Heritage Tool Kit 2005, Ontario Provincial Policy Statement 2014 (PPS2014)

Alterations: changes that may affect the heritage attributes of the property. Alterations may include removal of heritage material or fabric (not including demolition or destruction) or additions to the property or a combination of both (based on the OHA)

Built Heritage Resource: a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community. (PPS 2014)

Character: the overall physical features and visual qualities that that make an area distinct from its surroundings

Character-defining elements: the materials, forms, location, spatial configurations, uses and cultural associations or meaning that contribute to the heritage value of an historic place, which must be retained in order to preserve its heritage value. (S and G)

Note: This term is frequently used interchangeably with heritage attribute. Historic place and heritage property are also used in a similar manner.

Compatible: a descriptive term that measures the similarity or respect of new additions or alterations to the heritage attributes and values of a heritage resource

Conservation: All actions or processes that are aimed at safeguarding the character-defining elements of a cultural resource so as to retain its heritage value and extend its physical life. This may involve preservation, rehabilitation, restoration or a combination of these actions or processes. (S and G)

Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. (PPS 2014)

Cultural heritage landscape: Any geographical area that has been modified, influenced or given special cultural meaning by people.

Designed cultural landscapes were intentionally created by human beings.

Organically evolved cultural landscapes developed in response to social, economic, administrative or religious forces interacting with the natural environment. They fall into two sub-categories: 1. Relict landscapes in which the evolutionary process came to an end. Its significant distinguishing features are

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however still visible in material form. 2. Continuing landscapes in which the evolutionary process is still in progress. They exhibit significant material evidence of their evolution over time.

Associative cultural landscapes are distinguished by the power of their spiritual, artistic or cultural

association, rather than their surviving material evidence. (S and G)

Cultural heritage landscape: a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. (PPS 2014)

Evaluation: a multi-step process that identifies and inventories the heritage attributes of an area or individual component of heritage interest and determines the heritage value of the resources. It generally requires historical research into the chronology of the heritage resources and field work to confirm the collection of built and landscape heritage resources that have heritage value.

There are several descriptive terms that are used to assist in determining heritage value. The heritage resources may be unique or distinctive, rare and uncommon, or representative of a style, movement or tradition that is found in many locations. Terms such as outstanding, excellent or notable are frequently used to describe the integrity of the heritage resource and its representation of the early or original style or form as part of the determination of heritage value. These terms do not measure the condition of the resource. Heritage resources may be of national, provincial or local significance depending on their contribution to the understanding of the past.

Heritage attributes: means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property) (PPS 2014)

This term is used in a similar way to "character-defining element".

Heritage value: The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings. (S and G)

Heritage value: a property may have heritage value if it demonstrates one or more of the following values: design or physical value, historical or associative value or contextual value (Reg. 9/06 of the OHA)

Integrity: a building, or structure, together with its site, should retain a large part of its relation to its earlier state(s) in the maintenance of its original or early materials and craftsmanship. (Ontario Tool Kit, Heritage Conservation Districts)

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Intervention: any action other than demolition or destruction, that results in a physical change to an element of a historic place.

Maintenance: routine, cyclical, non-destructive actions necessary to slow the deterioration of an historic place. It entails periodic inspection, cleaning, minor repair and refinishing operations, replacement of damaged or deteriorated materials that are impractical to save. (S and G)

Minimal intervention: the approach that allows functional goals to be met with the least physical intervention. (S and G)

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form and integrity of a historic place or of an individual component, while protecting its heritage value (S and G)

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its heritage value (S and G)

Restoration: the action or process of accurately revealing, recovering or representing the state of an historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value (S and G)

Significant: means in regard to cultural heritage and archeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. (PPS 2014)

Statement of Significance: a statement that identifies the description, heritage value, and character-defining elements of an historic place. (S and G)

Vernacular: indigenous, made locally by inhabitants; made using local materials and traditional methods of construction and ornament; specific to a region or location

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APPENDIX B

Prominent Architects

Prominent Architects

Bellhouse, David Wynard (1861-1952)

Bellhouse was born near Manchester, England, articulated in architectural offices in Bruges, Belgium and in London, England, and then graduated from the Royal Academy School in 1882. He emigrated to Canada in 1883 where he was a homesteader at Cypress River, Manitoba until 1896. Then he moved to Winnipeg to join the engineering department of the Canadian Pacific Railway. He worked briefly for architect Samuel Hooper, opening up his own office in Winnipeg in 1906. Bellhouse was one of the founding members of the Manitoba Assoc. of Architects in 1914. He retired in 1941.

He was a popular designer of homes in the Point, getting a variety of commissions which show his skill in the Tudor and Colonial Revival style.

22 Middle Gate, 43 Middle Gate, 67 Middle Gate, 39 West Gate, 131 West Gate



Blair, William Wallace (1852-1916)

William Blair was born in Ireland, trained with a Belfast architect, immigrated to Canada working in Hamilton and Toronto, returned to Ireland for several years, then worked in Chicago before coming to Winnipeg in 1905. He had a brief partnership with George W. Northwood before opening his own practice. In 1914 he moved to Victoria, B.C. He died at Duncan, B.C. on 17 July 1916.

He was a resident of Armstrong's Point and designed several homes in the area including a home (25 East Gate) for his newly married son. He used a variety of styles for his designs ranging from Classical Revival for the elegant Thomas Ryan home,(5 East Gate), to Colonial Revival, Tudor Revival and Craftsman.



5 East Gate, 20 East Gate, 25 West Gate, 147 West Gate

Bridgman, Charles Saunders (1875-1965)

Born in Toronto and trained in London, Ont. Charles Bridgman moved to New York City to study. In 1903 Bridgman returned to Canada and opened an office in Winnipeg where he worked for the next thirty years. In 1937 Bridgman returned to London, Ont. He retired in 1955 and died ten years later. His residential homes in the Point featured Tudor Revival, Colonial Revival and Foursquare styles.

70 Cornish, 90 East Gate, 97 West Gate

Browne, George Creeford (1852-1919)

George Browne was one of Winnipeg's prolific late Victorian architects working from 1882 to 1904. He learned his craft in his father's office in Montreal. In 1870 he moved to New York City and joined the office of Russell Sturgis. In 1873 Browne departed for Europe and studied the different styles of architecture in England, Ireland, France, Italy and Switzerland. In June 1877 he returned to Montreal to practice there for two years, and in 1879 moved to the Tiger Hills district near Holland, Manitoba to farm a 320 acre homestead. In December 1881 he moved to Winnipeg to resume his architectural practice.

His most notable design is that of Wesley College, 1894, at the University of Winnipeg.

The home he designed for real estate broker Louis Verhoeven, and later occupied by architect William W. Blair features a Classical Revival style.

137 West Gate



Chesterton, Walter (1845-1931)

Born at Kensington, England in 1845, Chesterton was educated at private schools before studying at the South Kensington School of Arts. He worked in London for nine years before immigrating to Canada in 1870, where he practiced as an architect in Montreal and Ottawa. He moved to Winnipeg in 1881 and was soon after joined by Robert McNichol, a partnership that lasted until 1890, after which he practiced alone until around 1901. He died at Ottawa on November 13th 1931.

He is notable for the numerous large homes, churches and schools he designed in Winnipeg and throughout the North-west.

His homes in the Point were luxurious and had owners significant in Winnipeg's history ranging from William J. Tupper's Queen Anne Revival home with Tudor detailing(155 East Gate) to the Rawlinson/Waghorn/Bain home which is styled in Tudor Revival details.

69 East Gate, 155 East Gate

Chisholm, James (1841 – 1920)

Born at Paris, Ontario on 25 December 1841, he trained as an architect before coming to the Red River Settlement in the spring of 1877. He then worked as an architect in Superior, Wisconsin and St. Paul, Minnesota for 12 years before returning to Winnipeg in 1901 where he was head of the architectural firm of James Chisholm and Son, in partnership with his son Colin. C. Chisholm.

During his practice in Winnipeg he designed numerous, commercial blocks and homes. He also designed a vast number of churches and schools in Western Canada.

His time working in the United States shows in the Prairie styled home he designed in Armstrong's Point.

15 West Gate

Chivers, Cyril William Upton (1879-1969)

British born Chivers studied drafting at the London Polytechnic Institute and came to Manitoba in 1897. He was draftsman for a number of Winnipeg architects before being employed by the Engineering Construction Dept. of the Canadian Pacific Railway. He opened his own office in Winnipeg in 1909. After serving with the First Canadian Mounted Rifles in Europe during World War I, Chivers returned to Winnipeg in 1919 to resume his practice in partnership with George W. Northwood which operated until 1950.

In Winnipeg he was involved in the design of a number of apartment buildings and residential properties in prestigious neighbourhoods including Armstrong's Point. He also designed Gordon Bell High School,

1925, now named Mulvey School on Wolseley Avenue. He wrote on contemporary architecture and featured Arthur Stoughton's design for the Riley Residence on 186 West Gate in the Royal Architectural Institute of Canada (RAIC) Journal in 1928.

His designs featured Tudor Revival and Colonial Revival styles in Armstrong's Point homes.
33 Middle Gate, 34 Middle Gate, 89 East Gate, 118 Middle Gate, 157 West Gate

Darling and Pearson

The architectural firm of Pearson and Darling was based in Toronto from 1897 through 1923. They built up one of the most successful architectural practices in Canada. The partnership of Frank Darling (1850 - 1923) and John A. Pearson (1867 - 1940) mainly worked on commercial commissions for bank and office buildings in Toronto, Winnipeg, Montreal, and Vancouver and bank branches in smaller Canadian cities and towns.

British born John Andrew Pearson trained at Sheffield and immigrated to Canada in 1888. In 1893 he was employed by Darling and Sproatt of Toronto and this firm, which became Darling and Pearson in 1893, endured until 1923.

Canadian born Frank Darling apprenticed with Toronto architect Henry Langley before going to England to study with English architect George E. Street in the early 1870s. He brought a studied British influence, well-suited to the large civic and institutional projects they were awarded.

In Winnipeg their works include the Union Bank Building, Main Street, Bank of Commerce, Main Street and the Grain Exchange Building, Lombard Ave.

65 West Gate is a rare example of their residential work in Winnipeg.

Fingland, William (1862-1946)

Fingland was born in Ontario and studied at the School of Practical Science at the Univ. of Toronto where he graduated in 1893. The following year, he moved to the United States, working in Baltimore and New York City.

In 1905 Fingland returned to Canada and opened an office in Winnipeg. He designed apartment blocks, small office buildings in Winnipeg and numerous bank branches throughout Saskatchewan. His residential designs are not known except for the two homes in the Point.

64 Middle Gate, 85 West Gate



Lemaistre, Frederick Francis (1879 - 1955)

He is a lesser known architect active in Winnipeg. Born at Jersey, Channel Islands England in 1879 he arrived in Winnipeg in 1909 and may have trained with local Manitoba architects. In 1940 he registered with the RAIC in Ottawa as one of many members available for National Service during World War II. Lemaistre died in Winnipeg in 1955.

His home designs in Armstrong's Point are late in his career and typical for mid 1950s.

115 East Gate, 146 West Gate

Levin, Harry William (1914 - 1995)

Winnipeg's north-end produced an architect /builder who was involved in designing at least six homes in Armstrong's Point between 1949 and 1963. Born of immigrant parents Harry Levin graduated from the Faculty of Architecture at the University of Manitoba in 1936 where he received several RAIC student awards. He went to England and completed two years service with the London County Council and the War Department designing "workingmen's flats."

In 1938 he returned to Winnipeg and joined his father in business at the City Lumber Co. Ltd., eventually becoming president. His work is unknown except for the homes he designed in the Point.

54 East Gate, 112 East Gate, 70 Middle Gate, 45 West Gate, 51 West Gate, 57 West Gate

Northwood, George William (1877-1959)

He was born in Ottawa in 1877 and attended McGill University (Montreal). He commenced a career as an architect with K. Arnoldi of Ottawa, in 1900. Coming to Winnipeg in 1905, he established his own architectural firm. A prolific designer, he was hired to prepare designs for a vast variety of developments that included numerous large homes, apartment blocks and business blocks. He had a brief partnership with architect William W. Blair.

In 1924 he formed a partnership with architect Cyril W.U. Chivers, creating a firm that produced such Winnipeg landmarks as St. Ignatius Church on Corydon Ave. (1928) , the Wheat Board Building, Main St. (1928), the Assiniboine Park Pavilion(1929). His residential design for Reverend Charles W. Gordon (Ralph Connor), completed in 1914, is his most recognized architectural work.

40 East Gate, 69 Middle Gate, 54 West Gate

Peters, Samuel Frank (1847-1926)

Peters was born in England and came with his family to Canada when he was five, settling in London Ontario. His early training was with his father, architect Samuel Peters, then went to attend classes in engineering at the University of Toronto and apprenticed with a local architect.

He worked in Rochester New York and London Ontario before coming to Winnipeg in 1892. His works in Winnipeg include the design of Central Park, numerous warehouses including the original portion of Ashdown's Warehouse, Bannatyne Ave. (1895) the Cornish Park Public Library,(1914) and residences. His residential designs were mostly Tudor Revival or Colonial Revival.

139 Middle Gate, 20 West Gate

Rowan, James Hamilton (1830 – n.d.)

Very little is known about James Rowan's career prior to coming to Winnipeg. He was born in Ireland in 1830 and was living in the Ottawa area by the late 1850s. In about 1880 he was appointed Government Engineer in charge of the Manitoba District. The following year he resigned and opened his architect's

office in the city obtaining several commissions for commercial blocks and residential buildings.

His best known design is that for Andrew G. B. Bannatyne's lavish mansion "The Castle" in Armstrong's Point, designed in partnership with Charles H. Payne (background unknown.) Designed in an elaborate Scottish Baronial style, it cost \$60,000, and became the most grandiose private dwelling in Manitoba at the time. (The home was demolished in late 1950.)

Rowan's two other homes in the Point remain but have been upgraded to a more modern style. He continued to work as a civil engineer in Winnipeg until 1890. In 1892 he left Canada and went to Chile.

115 Middle Gate 123 Middle Gate

Russell, John Hamilton Gordon (1863-1946)

J. H. G. Russell was one of the leading architects in Winnipeg after the turn of the 20th century. Born in Toronto, Ontario, he worked as a draughtsman for Henry Bauld Gordon, a prominent area architect. Russell was with Gordon from 1878 until his departure for Winnipeg in 1882. From 1886 to 1893, Russell travelled throughout the United States, learning civil engineering, surveying and architecture in centres such as Chicago, Illinois, Spokane and Tacoma, Washington, and Sioux City, Iowa. Upon his return to Winnipeg he received numerous commissions including warehouses, schools, residential homes and business blocks. Russell died in Winnipeg 1946.



Examples of his work include the Casa Loma Block, Portage Ave. (1909), Dingwall Building, Albert St., (1910), Wesley College, Portage Ave. (1912), Augustine Presbyterian Church, River Ave., (1903) Westminster Presbyterian Church, Maryland St. (1910).

His homes in Armstrong's Point feature a variety of styles, from Tudor Revival to Colonial Revival to Classical Revival.

58 Middle Gate, 94 Middle Gate, 112 West Gate, 119 West Gate

Sellors, Roy (1913 – 2005)

Architect, professor and dean, Sellors was born in Winnipeg and graduated with the RAIC Gold Medal in Architecture from the University of Manitoba in 1936. He practiced architecture in Chicago, Fort Worth, and Minneapolis before returning to Winnipeg, in 1948, to become a professor in the Faculty of Architecture. He was Dean of Architecture from 1967 to 1974 and retired as Professor Emeritus in 1978. He also maintained a private architectural practice for over 30 years. He designed many buildings in Manitoba, specializing in churches, schools and private residences.

31 West Gate

Stoughton, Arthur Alexander (1867-1955)

Stoughton was the founder of the School of Architecture at the University of Manitoba in Winnipeg and he also had an architectural practice in Winnipeg. Born in Mount Vernon New York in 1867, he studied architecture at Columbia University in New York City where he graduated in 1888. In 1889 he moved to

Paris, France to study at the Ecole des Beaux-Arts, and remained there until 1894. After returning to New York, he formed a partnership with his brother Charles W.S. Stoughton, and together they completed works in Manhattan, Brooklyn, The Bronx, and in Canton, China.

In 1913 Arthur A. Stoughton moved to Winnipeg at the invitation of the University of Manitoba where he became the first Professor of Architecture, and later Dean of the Faculty, a position he held until 1929. He also designed several buildings on the campus.

Stoughton retired in 1929 and in late 1932 he rejoined his brother in architectural practice. He died on 13 January 1955 in Mount Vernon New York after being struck by a taxi cab near his residence. His most notable works were the design of the Maryland Bridge (1920) and the Tudor Revival home for the Riley family at 186 West Gate.

APPENDIX C

Study Resources

Study Resources

Primary sources

City of Winnipeg, Archives and Record Control, Permit Ledgers 1900- 1926

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City of Winnipeg, Planning and Property Development, Photograph Collection

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Winnipeg Tribune

APPENDIX D

Armstrong's Point Association Tree Committee

Armstrong's Point Association Tree Committee

The Armstrong's Point Association Tree Committee is formed from a group of residents in Armstrong's Point who diligently work to preserve green space in the neighbourhood. The newsletters distributed by the committee provide awareness on the declining state of Winnipeg's urban forest, provide guidance on DED protection measures, and encourage the public to contribute to the revitalization of the tree canopy.

Though numerous elm trees are lost each year to disease, the APA Tree Committee has begun, with the City of Winnipeg, to replenish the thinning canopy by planting juvenile trees. The new saplings being introduced to the neighbourhood, to date, are Linden, Black Walnut, Discovey Elm, Lord Selkirk Maple, and Ohio Buckeye. The biodiversity of these new plantings are a priority for the neighbourhood, intending to circumvent the devastation that can arise from an afflicted monoculture, as evidenced by the American elm.

The below descriptions, inventory, and write-up was provided by the Armstrong's Point Association Tree Committee for use in the Heritage Conservation District Designation of Armstrong's Point.

The following list is a representative sample, to date, of the great many historic and notable trees in Armstrong's Point. The Tree Committee began documenting these trees in May, 2014, after touring the neighborhood with City Arborist Gerry Engel, who selected examples and provided guidelines for identifying trees of significance.

We continue to document our trees and to add to this initial list.

Of particular interest to Gerry are the "pre-architectural" trees; therefore, those he singled out, as indicated in our inventory below, are almost all pre-architectural. In the case of the oldest trees, however, those 200-300 years of age, a more apt term might be "pre-colonial" or "pre-settlement", as it refers to trees which existed far before the first houses of the 1880s, to when FN and Métis peoples traversed the rivers and camped along these shores. A case in point is the important Middle Gate cottonwood; see its description below.

Regarding the boulevards, while the American Elm trees were planted there after the properties and streets were delineated, making them 100-150 years old, the oaks on the boulevards predate those elms, and are pre-architectural.

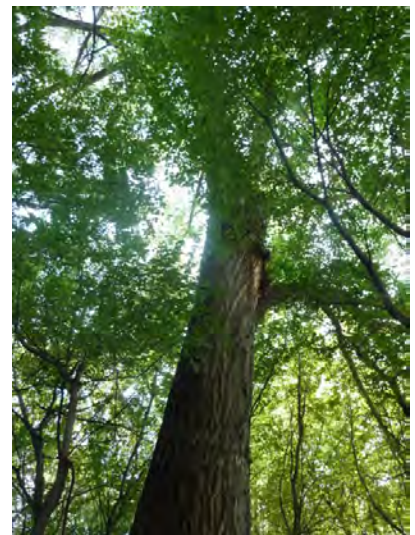
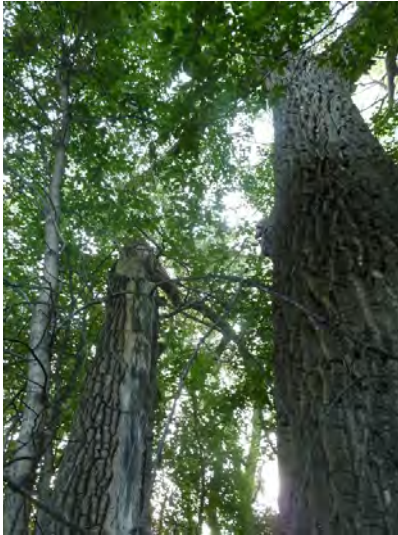
It is possible, as well, for an American Elm to be pre-architectural in Armstrong's Point, as our river bottom riparian ecosystem could account for floodwater dispersal of seeds.

An indent into a sidewalk indicates accommodation for a pre-architectural tree.

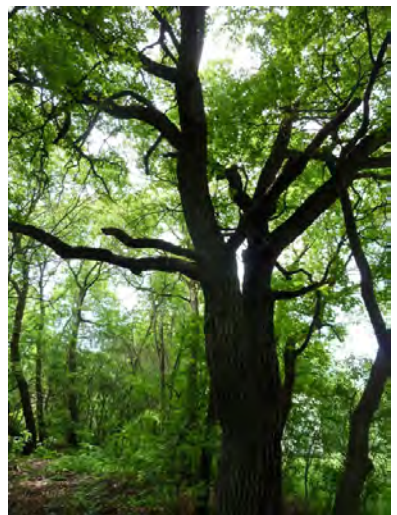
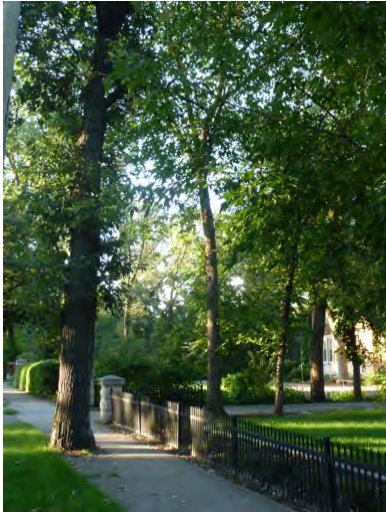
It is on private properties where the great stock of pre-architectural trees is to be found.

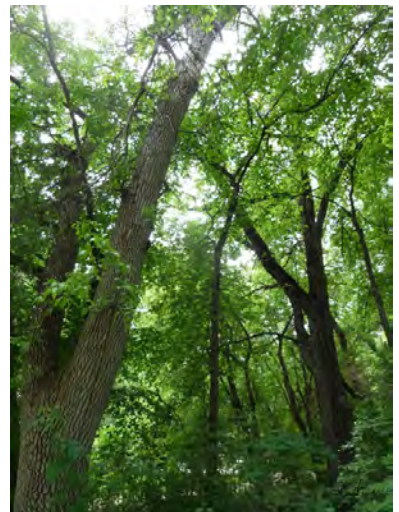
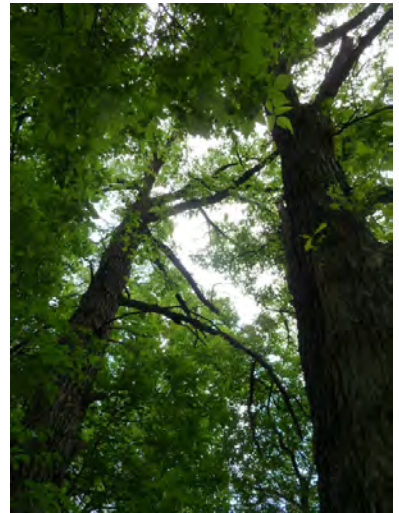
The Tree Committee encourages property owners to nominate their own trees online at Trees Winnipeg, for inclusion on the official Manitoba Register of Trees. Armstrong's Point has five trees already reviewed

The following is a selection of the tree specimens inventoried by the APA Tree Committee:



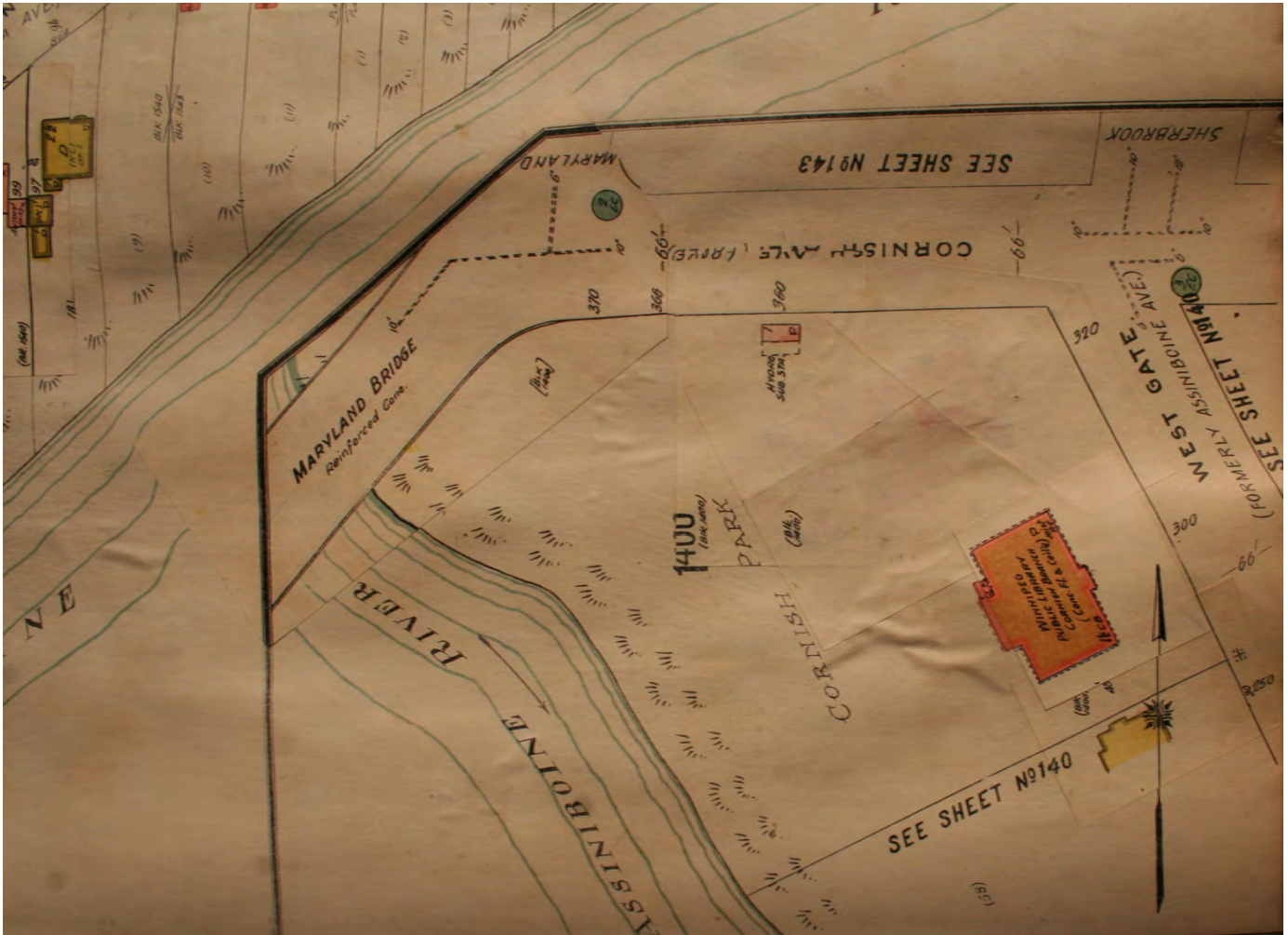






APPENDIX E

Additional Historic Photographs / Images



1918 Fire Insurance Plan of Cornish Park



93 Middle Gate Fire

The following are historic postcards of Armstrong's Point







West Gate - 1900



9 Middle Gate - 1919



Gates in front of Bannatyne House - 1950



Armstrong's Point from Maryland Bridge c. 1915



Assiniboine River bounding Armstrong's Point c. 1900



Tupper House n.d.



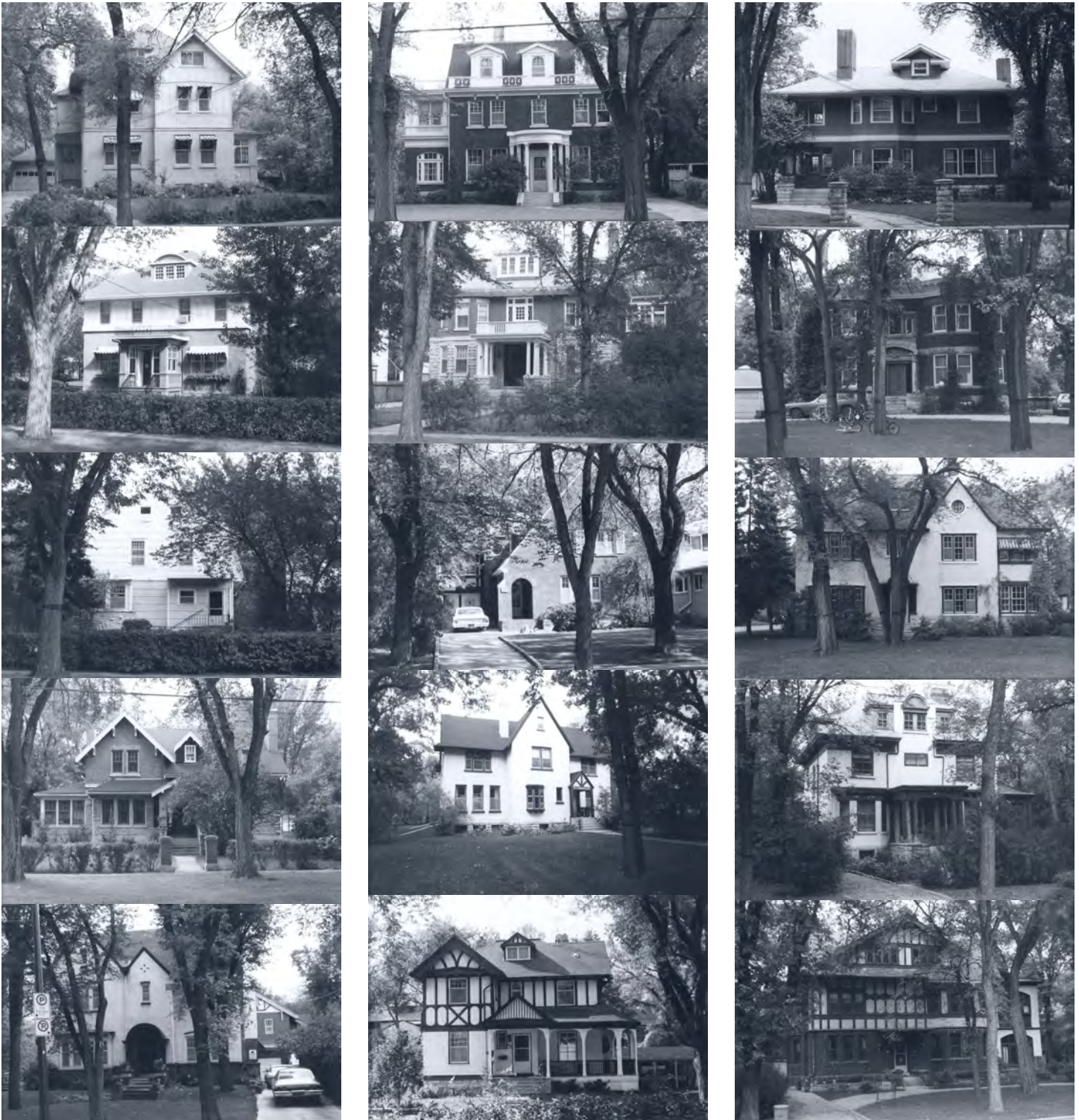
54 West Gate, University Womens Club c. 1936

The following photos were taken in 1978 and supplied by the City of Winnipeg













APPENDIX F

Public Bulletin

The following Project Bulletin was delivered to the 124 residences in Armstrong's Point and posted to the City of Winnipeg Project website.

Armstrong's Point Heritage Conservation District Study: Fall 2015 Project Bulletin

Armstrong's Point Heritage Conservation District: Update

The City of Winnipeg is presently conducting Phase Two of its Heritage Conservation District Study for Armstrong's Point. This next phase will build on the work completed in 2014, and will yield a Study and Plan tailored to Armstrong's Point, proposing ways to conserve and celebrate the neighbourhood's character. Community meetings held in November 2013 and January 2014 investigated the possibility of Heritage Conservation District (HCD) designation within the City's planning framework and used Armstrong's Point as an initial Case Study.



Study Area: Armstrong's Point
Winnipeg, MB

What is a Heritage Conservation District?

A Heritage Conservation District is an area with a distinct and special value or character that is considered culturally or historically significant. The purpose of an HCD designation is to provide special consideration to a historic district so that its historic assets are protected through change.

Why Armstrong's Point?

Armstrong's Point is one of Winnipeg's outstanding neighbourhoods, steeped in history and containing a largely intact, cohesive stock of heritage homes. Some of the many reasons for the HCD investigation of Armstrong's Point are: the Point's development and long associations with prominent Winnipeggers, unique streetscape and layout, distinct natural features and geographic boundaries, neighbourhood interest, broader community appreciation, and the City of Winnipeg's [draft] Heritage Resource Management Plan.



East Gate - Viewed from Cornish Avenue

Meet the Team:

Project Manager:

City of Winnipeg - Jennifer Hansell,
Senior Urban Designer

Consulting Team:

HTFC Planning + Design - Heather Cram,
Maureen Krauss, Rachelle Kirouac
Historyworks - Giles Bugailiskis
SPAR Planning Services - Martin Sandhurst
Wendy Shearer Consulting - Wendy Shearer

What have we been doing so far?

There has been a lot of activity on the study of a heritage conservation district for Armstrong's Point over the last few months. In mid June, HCD Advisor, Wendy Shearer came from Ontario to meet with the team and the City of Winnipeg. With experience conducting over 20 HCD plans for communities in southern Ontario, including Toronto, Wendy is well versed in the process, benefits, and potential resident concerns in these types of projects. Together, the consultant team walked Armstrong's Point to confirm what information and details should be included in the district inventory that pertain to the built form, the landscape and the overall streetscape.

During July and August, HTFC and Historyworks prepared a comprehensive analysis of Armstrong's Point. This investigative work (historic research and inventory), serves as the foundation for the HCD Study process. The data collected of Armstrong's Point is derived from existing civic, academic, and archival information as well as direct field study.

Armstrong's Point Heritage Conservation District Study: Fall 2015 Project Bulletin

Inventory in the field involved street side examination of each property and the public realm. This included the built form, the landscape, the streetscape, and the overall character of the place. The inventory of the built form typically includes recorded dates of builds, architects/builders, architectural typology, property history, and if applicable, any heritage status. In addition, a timeline of development in the area, as it parallels development in Winnipeg, was constructed. This background study is used to establish the primary themes and typologies in the neighbourhood. As the research, data collection and photographic inventory (both past and present) continue to grow, the story of Armstrong's Point is revealed. Residents will have an opportunity to view their property information for accuracy and contribute to the inventory information at an upcoming workshop event.

The information will be analyzed and, once compiled, communicated both graphically and textually. From this, the overall outcomes of the HCD Study, such as the significant attributes of Armstrong's Point and the resultant Statement of Significance, will become apparent and inform the later phase of the HCD Plan.

What's next and where do we go from here?

HTFC is facilitating a workshop in the Armstrong's Point community on **October 15, 2015** to review all findings regarding the analysis, Statement of Significance, contributing resources, and preliminary plan recommendations. This workshop will be used as an opportunity to receive feedback from the residents and adjacent stakeholders on the aforementioned topics, as well as enable residents to provide input on individual property inventories. Once the Study is finalized, it will be submitted to the City of Winnipeg. Work on the HCD Plan will commence, provided the HCD Study recommends it is warranted and the City approves this recommendation.

With the go ahead, the Armstrong's Point HCD Plan will be prepared based on the HCD Study's findings and recommendations. HCD Plan content may include policies and guidelines concerning future alterations to existing properties and new construction, landscape and streetscape elements, views and vistas, the tree canopy, and public works etc. In addition, the HCD Plan will include an implementation section that outlines any necessary changes to the City of Winnipeg's development procedures, regulations, and capital programs. The HCD Plan will be shared with the community in draft form prior to being submitted to the City of Winnipeg for approval.

Upcoming Community Workshop:

Date: October 15, 2015
Time: 6:30 - 8:30 pm
Location: 745 Westminster Avenue
Westminster United Church
RSVP: info@htfc.mb.ca / (204)-944-9907

For further information contact:

Jen Hansell
Senior Urban Designer
Urban Design Branch, Planning and Land Use
City of Winnipeg
Email: jhansell@winnipeg.ca

Information and updates regarding the HCD Study will continue to be posted on the City of Winnipeg website; www.winnipeg.ca/ppd/historic/current_projects.

Interesting Note:

Trees of Armstrong's Point



*Pre-Architectural Bur Oak Grove
Photo courtesy of the APA Tree Committee*

The trees of Armstrong's Point are a prominent defining characteristic of the place. The towering pre-architectural Bur Oak and American Elms lining each street are an irreplaceable fixture in the landscape. In consideration of these historical specimens, the study team has met with members of the Armstrong's Point Association Tree Committee, who have been striving to catalogue each unique tree. Unfortunately, many large elms are lost every year due to Dutch elm disease and the Tree Committee is working with the City to address tree succession planning. Armstrong's Point trees, some of which are over two centuries old, are an extremely important attribute to be considered in the HCD process.

APPENDIX G

Public Consultation Presentation

In October the study team met with the public and key stakeholders to discuss the Heritage Conservation District Study to date and receive feedback on the study inventory. The following presentation was given at the public consultation/workshop and made available on the City of Winnipeg project website:

http://winnipeg.ca/ppd/historic/current_projects.stm



Armstrong's Point Heritage Conservation District Designation Study

Community Workshop
6:30 to 8:30 pm,
Thursday, October 15th, 2015



October 15, 2015

City of Winnipeg
Armstrong's Point
Heritage Conservation District Designation Study

Welcome

Thank you for attending this community workshop for Armstrong's Point Heritage Conservation District Designation Study. This meeting is intended to provide you, the Armstrong's Point community members, with the findings of this summer's neighbourhood inventory and to review the next steps in the Study and development of the Heritage Conservation District Plan.



Introductions / Team

City of Winnipeg Project Manager:

Jennifer Hansell City of Winnipeg, Senior Urban Designer

Consultants:

Maureen Krauss	HTFC Planning & Design
Heather Cram	HTFC Planning & Design
Rachelle Kirouac	HTFC Planning & Design
Martin Sandhurst	SPAR Planning Services
Giles Bugailiskis	Historyworks
Wendy Shearer	Cultural Heritage Specialist

Tonight's Agenda

1. Welcome – Introductions
2. Tonight's Meeting
 - why are we here – what is an HCD Study, HCD Plan?
3. Recap 2014 Case Study Findings
 - how we got here
4. Study Definitions
 - what does conservation mean
 - how do you determine heritage value
5. HCD Study Update
 - what we've been up to
 - the inventory process/format
6. Preliminary analysis of information
 - what is the inventory telling us?

Tonight's Agenda

7. Statement of Significance
 - review Case Study + new information based on inventory
 - determining/confirming the HCD Boundary

REFRESHMENT BREAK

8. Conversation Tables
 - Review individual inventories, landscape, streetscape inventory
 - Sharing of information
9. Questions, Next Steps, Closing Comments & Thank You
 - Draft report timing, review, approvals, plan

Review: Heritage Conservation Districts

- "A heritage conservation area is a distinct district with special heritage value and/or heritage character, identified for heritage conservation purposes in an official community plan" [Government of British Columbia]
- "Heritage conservation districts are designated because the areas they protect are considered to be historically or culturally significant and require special care and attention in the planning process to ensure they are conserved" [City of Toronto]
- The main benefit of heritage district designation is to ensure that future development, renovation and restoration is complementary to the character of the district. HCD status can be an effective means to avoid the renovation or demolition of buildings and their replacement by renovations or new construction considered by area residents to be "out of character" with the look (scale, form, set-back) of existing buildings in the HCD, as seen from the street. [City of Toronto]



Winnipeg Heritage Conservation Districts

PHASE 2: Case Study - Armstrong's Point



May 2014

HTFC
In Association With:
SPAR Planning Services
Historyworks

Winnipeg



Winnipeg Heritage Conservation Districts

POLICIES & PROCEDURES FRAMEWORK



May 2014

HTFC
In Association With:
SPAR Planning Services
Historyworks

Winnipeg

Winnipeg

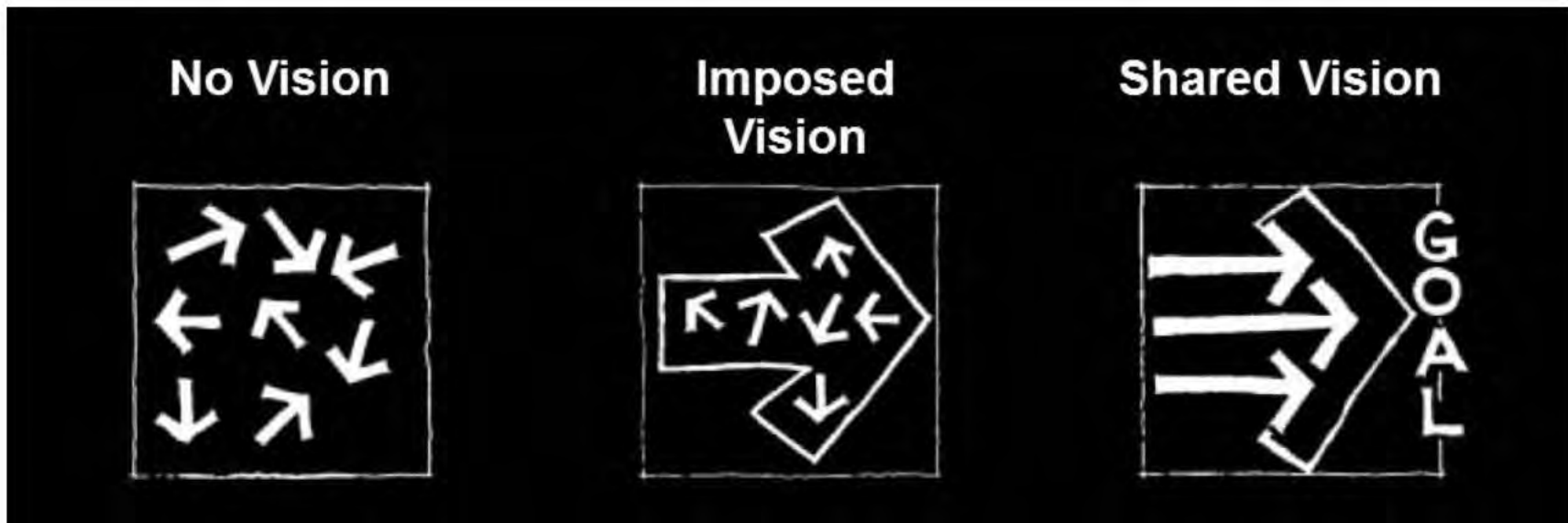
October 15, 2015

City of Winnipeg
Armstrong's Point
Heritage Conservation District Designation Study

What is an HCD Study, HCD Plan?

- This study builds on preliminary work with Armstrong's Point on Heritage Conservation Districts in 2013-2014
- We have undertaken a formal inventory of the neighbourhood, documenting built structures, streetscapes and landscapes.
- This data will be analyzed and combined with earlier findings and existing history research to recommend if a Heritage Conservation District Plan should be drafted.
- A HCD Plan for Armstrong's Point will provide direction for area conservation and an approach to management of future change. It will provide guidance to the public utilities and municipal departments who undertake work in the neighbourhood as well as to the private property owners who live and work in the area.

Shared Community Vision



Minnesota Design Team – Shared Vision Graphic

<http://leadingdifferently.com/tag/shared-vision/>

Recap 2014 Case Study Findings

Determiners

Process

Support

Council Approval

HCD Incentives

HCD Recognition

HCD Provisions

General Receptivity



Determiners for AP HCD Designation

1. Most important - historical buildings with documented or inventoried status
2. Place is associated with notable people or historic events

Process

1. Highly important that community/residents have participation in the study and plan preparation

Support

1. City of Winnipeg Heritage Planners
2. Heritage Winnipeg

Council Approval

1. Very important - local community expression of support
2. District importance in terms of Winnipeg's historic context(s)

HCD Recognition

1. Strong support that HCD be implemented district plan policies that express local heritage conservation values (i.e. secondary plans)

HCD Provisions

1. Plan direction for the local community's heritage values and objectives
2. Local community heritage advisory committee

HCD Incentives

1. Financial incentives (e.g. property tax rebates or renovation grants)
2. District-wide improvement projects (e.g. pedestrian or streetscape elements, enhanced boulevard or tree maintenance)

General Receptivity

1. Willingness to work within guidelines and restrictions

Recap HCD Study & Plan Process

(Ontario Heritage Tool Kit model):

- 1 Request to designate
- 2 Consult with municipal department (City Heritage Department)
- 3 Area Study
- 4 Evaluation of cultural heritage resources & attributes
- 5 Define the boundary of the HCD
- 6 Public Consultation
- 7 Preparation of the HCD Plan and Guidelines
- 8 Passing the designation bylaw and adoption of the HCD Plan

HCD Study Definitions

- What does conservation mean?
- How is heritage determined?
- Significance
- Heritage Attributes
- Heritage Value



HCD Study Update – work completed to date

What we've been up to

- Research
- Inventory
- Analysis

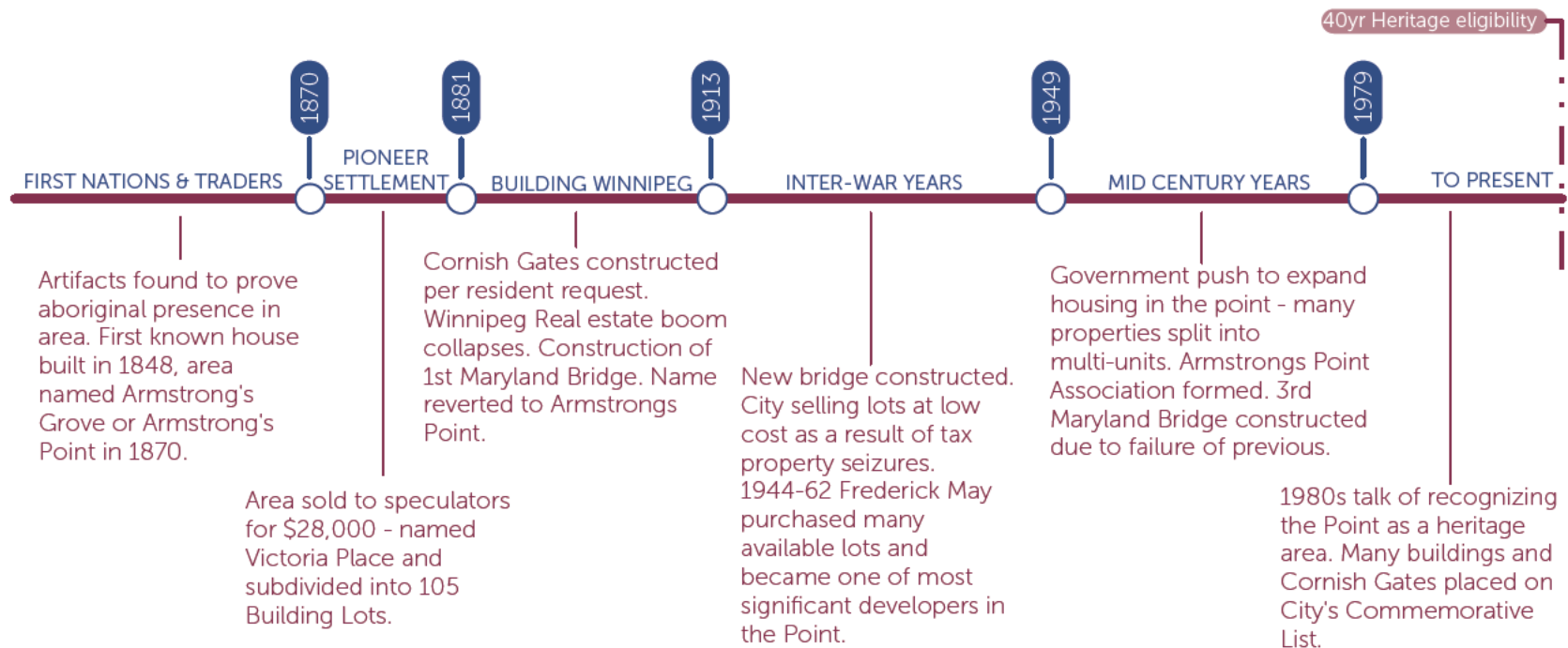


Research



Research

Armstrong's Point Background Study



Property Inventory

Neighbourhood of Armstrong's Point, Winnipeg MB
Heritage Conservation District Property Inventory, Oct 2015 DRAFT



BUILT FORM

Address:	50 West Gate
Property Type:	Residential
Era/Date of Construction:	1930
Architect/Builder:	Unknown / W. P. Wallace
Building Style/Influence:	Colonial Revival
Construction Materials: - Roof Type & Cladding - Cladding	Front facing gable crossed by a low hip gable Stucco cladding
Building Height:	2 storey
Garage	Single, Detached, Recessed
Alterations/ Modifications:	New windows
Distinguishing Features:	Symmetrical front facing gable with surface embellished brick chimney, decorative fan transom and sidelights, metal roof
Heritage Value/ Character Contribution:	A later post WWI development.
Heritage Status:	Commemorative List

Landscape Inventory

Neighbourhood of Armstrong's Point, Winnipeg MB
Heritage Conservation District Property Inventory, Oct 2015 DRAFT



LANDSCAPE/SETTING

Address:	5 East Gate (north side on Cornish Avenue)
Vegetation:	Trees - Ulmus, Acer Fern planting along foundation
Lawn:	Yes
Sidewalks (on private property):	Direct
Driveway:	On Cornish, Single width expands to double width, Circle driveway, Asphalt and Gravel
Parking:	Available on north side - multiple parking pads, obscured from East Gate
Landscape Structures:	Part of East Gate adjacent to property on north-west corner Decorative gate at sidewalk with 2 flanking brick pillars with stone base and coping. Additional matching pillar further north along property line
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Corner property - primary facing on East Gate, north side on Cornish Ave Large set-back Pruned lilac hedging along front of property Obscured views of property presented by trees lining property on north side and hedging

Streetscape Inventory

Neighbourhood of Armstrong's Point, Winnipeg MB
Heritage Conservation District Streetscape Inventory, Oct. 2015 DRAFT



South View



North View

STREETSCAPE INVENTORY

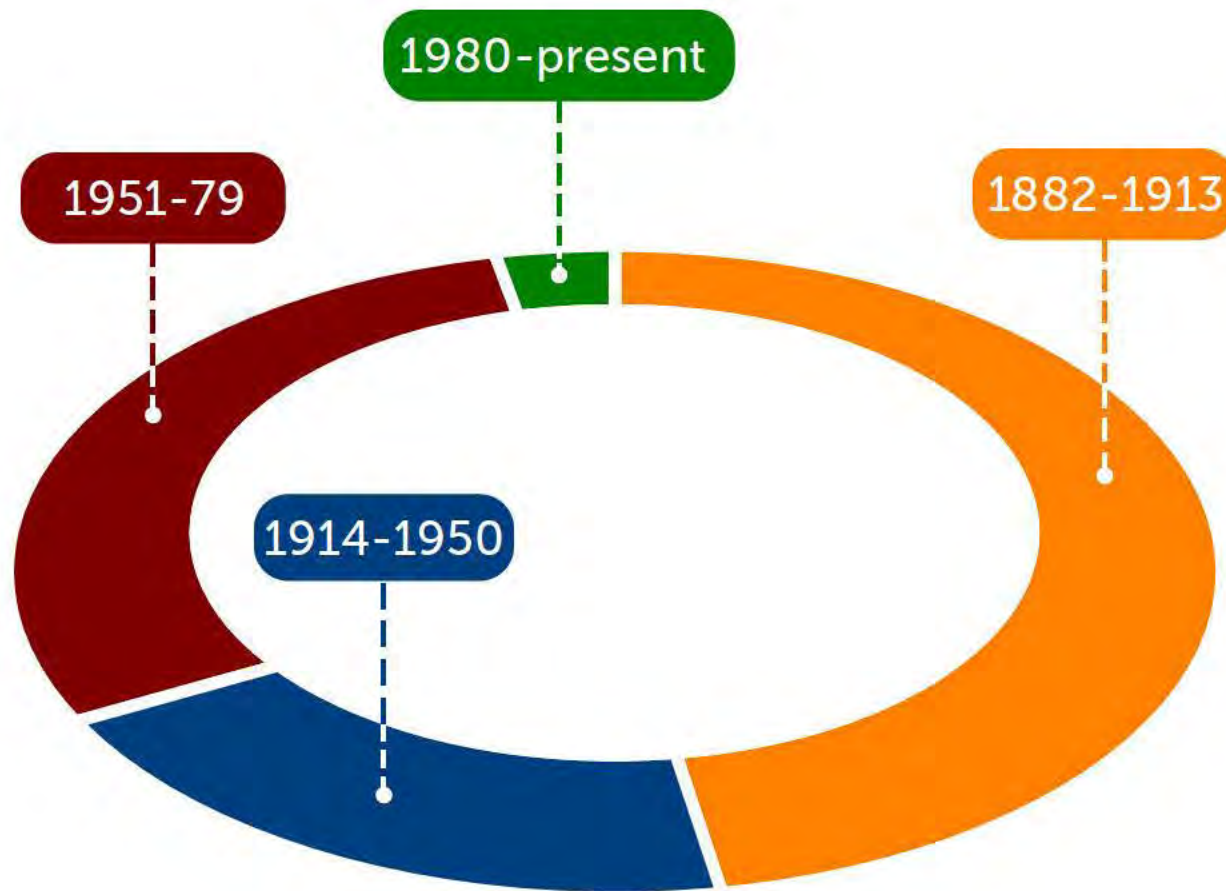
Street/Area:	10; East Gate (east side) between Cornish Avenue and Blanchard Avenue
Vehicular Realm/Parking:	No parking (parking available on west side of street) Street width: 7.6m (25')
Pedestrian Realm:	Public sidewalk Sidewalk width: 1.8m (6') Modest sidewalk encroachments (approx. 30cm) to accommodate two Ulmus, one at 5 East Gate and one at 33 East Gate
Utilities:	Fire hydrants Hydro poles Street lights
Tree Canopy:	Intermittent/Inter-planted, canopy disrupted at 69 East Gate (juvenile Fraxinus) and gaps at 20 and 72 East Gate (tree removals)
Special Notes	Entrance gates to neighbourhood located at northern extent of street (East Gate at Cornish Avenue) South extent of street defined by East Blanchard Park Apartments visible on other side of river, though views are obscured by dense foliage * Notable Ulmus Americana at 5 East Gate *

Preliminary Analysis of Information

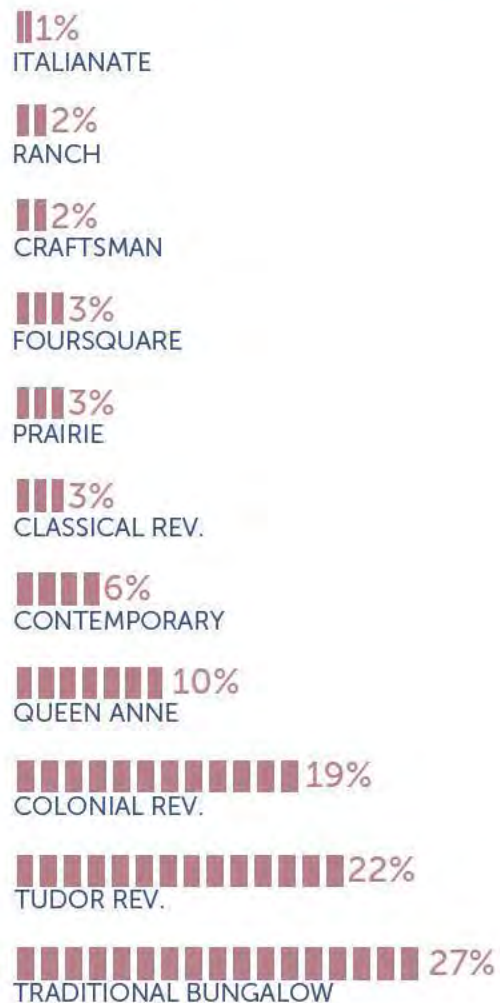
What is the inventory telling us – both built form & landscape?



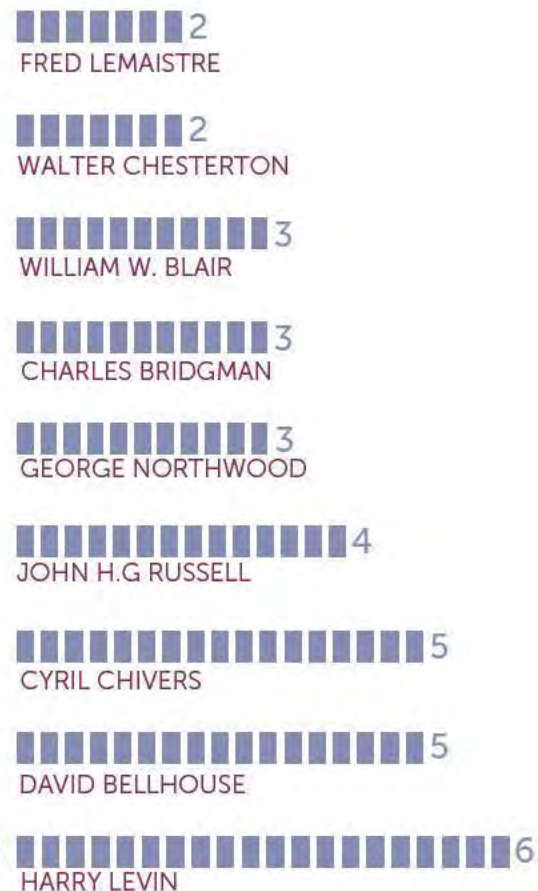
Development Eras



Property Analysis – Built Design



STYLE



ARCHITECT

Statement of Significance

Revised Preliminary Statement of Significance

New information based on Inventory

Determining/Confirming the HCD Boundary



HCD Study Boundary



Refreshment Break



Conversation Tables

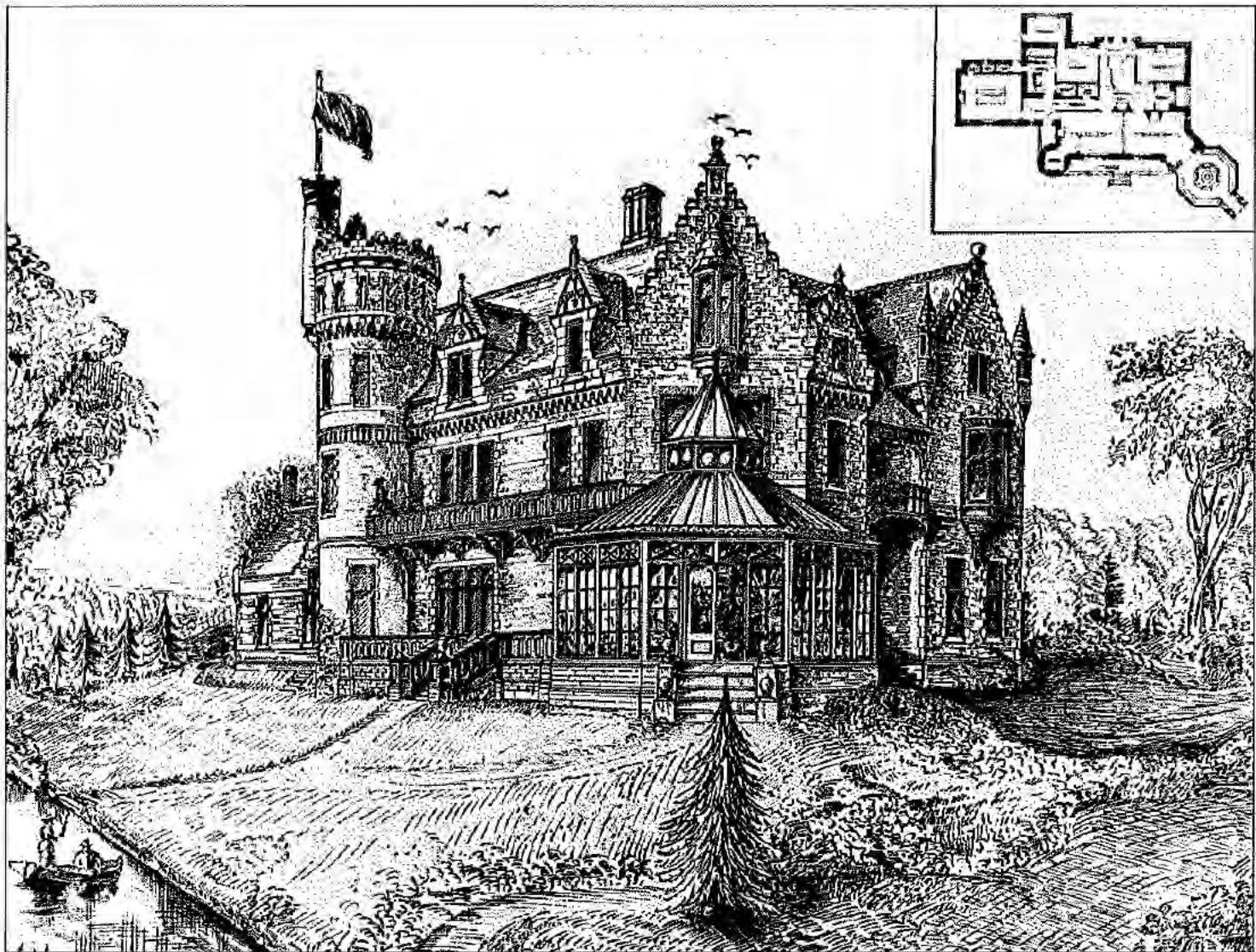
Review individual inventories, landscape, streetscape inventory
Sharing of information

East Gate Table

West Gate Table

Middle Gate, Cornish, & Blanchard Table

Landscape & Streetscape Table



Next Steps

Draft HCD Study Report

Opportunity for Community Review – website, Cornish Library

Finalize Study and Submit to City – December 2015

Review & Approval to develop HCD Plan - City of Winnipeg

Standing Policy Committee on Downtown Development, Heritage and Riverbank Management

If you have a neighbour who was unable to attend tonight, this presentation is available on the website:

http://www.winnipeg.ca/ppd/historic/current_projects.stm

We welcome your additional comments.

Thank you for your contribution tonight



APPENDIX H

Heritage Conservation District FAQ's

The following FAQ, or "Frequently Asked Questions", was compiled by the City of Winnipeg Heritage Planning Department to identify and address the typical questions surrounding an HCD Study in Winnipeg.



Heritage Conservation Districts Study

Frequently Asked Questions

1. What is the goal of the Study?

The Study will be two-fold: 1) to gather information on popular models used by other cities to create Heritage Districts, and 2) to propose a model that could be used in Winnipeg to begin creating Heritage Districts.

2. Why is the City undertaking this Study now?

The City is currently undergoing a review of its Heritage Program, in part, to update services and tools used to celebrate our history. This includes examining the option of creating Heritage Districts, which has never been done here, but has been common practice in most other cities nationally and internationally for decades.

3. The Province of Manitoba already creates Heritage Districts, so why would Winnipeg as well?

Each level of government should exercise this power in the areas most directly under their control. While the Province has created Heritage Districts in towns like Carberry, the City of Winnipeg and its residents would be most affected by a Heritage Districts within city limits.

4. What are the benefits of a Heritage Conservation District (HCD)?

- Protect and conserve an area's special and distinct cultural heritage resources.
- Revitalization of an area.
- Enhance community identity, pride and involvement.
- A legacy for future generations.
- Provide a consistent approach to protecting and enhancing those features that give an area its unique identity.
- Potential for economic spin offs and tourism generation.

5. Why is the City using Armstrong's Point as a Case Study?

Armstrong's Point has a number of attributes that could merit a potential Heritage District including a cohesive stock of heritage homes, associations with prominent Winnipeggers, unique streetscapes and layout, and distinct geographic boundaries. Of Winnipeg's residential neighbourhoods constructed pre-WWI, the Point is one of the most steeped in history and also one of the most intact.

6. Is there a list of criteria that is publicly available which describes the qualities an area needs in order to qualify to become a Heritage District?

As this is Winnipeg's first Heritage Conservation District, the goal of this Study is to generate these kinds of criteria. We will be seeking your input on this.

7. What part of local government (committees) oversees or adjudicates this process?

While the Study is being prepared, a Technical Experts Committee will review work and make recommendations to the consultant team. This Committee is comprised of representatives of the City of Winnipeg, the Province of Manitoba, and local heritage advocacy groups. Once the Study is complete it will be reviewed by Winnipeg's Historical Buildings Committee, and ultimately City Council.

8. What is the timeline from start to finish for the Study?

A Request for Proposals for the Study was issued in July 2013 via the City of Winnipeg's Materials Management Department. HTFC Planning & Design with SPAR Planning Services and Historyworks was the successful candidate, and began Phase I (research) of the work in September. Phase II, the Community Consultation, began in November 2013. Both phases will wrap up by the Study's completion in January 2014.

9. What happens after the Study is completed?

The consultant's report will be reviewed by the City's Historical Buildings Committee who may endorse it. It will then be reviewed at a Public Hearing before the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management. The recommendations from this hearing will be forwarded to City Council, who may enact Heritage Districts based on the recommendations. If this occurs, communities may begin nominating themselves to become a District.

10. What could a Heritage District mean to me as a property owner?

A potential Heritage District would conserve and support the values identified by the community as significant. Each District would be tailored to the community's values based on their input; therefore each District could mean different things and may protect heritage assets in different ways. For example, some jurisdictions' Districts are purely commemorative; while others enact design guidelines for new construction, establish setbacks or height restrictions, protect mature trees, riverbanks or green spaces, etc.

11. Will properties within a Heritage District have caveats on their titles?

This is one of the topics that the community will be consulted on during the study.

12. Will a Heritage District affect my property value?

Independent research in existing Canadian Heritage Districts, which have been in existence for over 30 years, has shown property values are generally enhanced by Heritage Districts. It has also been shown that real estate sales in HD's generally rise more consistently than surrounding areas. (University of Waterloo Heritage Resources Centre 2012, Architectural Conservancy of Ontario 2009, etc.)

13. Will a Heritage District make my taxes go up?

Property designation should not have an impact on your assessment, which is used to determine the amount of property taxes you pay. It should also not impact your property insurance.

14. Would a Heritage District change my right to sell my property?

No, a District would not change the manner in which properties are purchased or sold.

15. Will there be incentives or financial assistance for property owners in a Heritage District?

This is one of the topics that the community will be consulted on during the study.

For more information please visit: http://winnipeg.ca/ppd/historic/current_projects.stm

APPENDIX I

Inventory of Built Heritage Resources

Inventory of Property Landscapes - BUILT FORM



BUILT FORM

Address:	9 Blanchard Avenue
Property Type:	Residential
Era/Date of Construction:	1948
Architect/Builder:	Unknown / Herbert Glover
Building Style/Influence:	Bungalow
Construction Materials: - Roof Type & Cladding	Cross-gabled roof with ridge parallel to the street Exterior clad in stucco
Building Height:	1 ½ storey
Garage	Double, Detached, Flush
Alterations/ Modifications:	
Distinguishing Features:	Unique tall lancet window on south façade and prominent corner window. Recessed front doorway.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	Cornish Avenue at West Gate, Middle Gate, East Gate
Property Type:	Decorative Gates
Era/Date of Construction:	1911
Architect/Builder:	Alan H. Cotman (designer) / Henry N. Ruttan (supervisor)/ City Engineer's Department
Building Style/Influence:	Classical Revival
Construction Materials: - Roof Type & Cladding	Limestone blocks with wrought iron railings.
Building Height:	N/A
Garage	N/A
Alterations/ Modifications:	West Gate gates moved in the 1960s to accommodate Maryland Bridge.
Distinguishing Features:	Each gate is designed as a simple pillar with recessed panels on all four sides, with chamfered corners and topped with a slightly curved cap. Wrought iron grillwork is attached. All gates have a distinctive cluster of round globes that provide decorative lighting.
Heritage Value/ Character Contribution:	A visual symbol of Armstrong's Point, paid for by the local residents. The Gates greatly contribute to Armstrong's Point streetscape.
Heritage Status:	On the "List of Historical Resources" under By-law No. 55/2014



BUILT FORM

Address:	70 Cornish Avenue
Property Type:	Residential
Era/Date of Construction:	1912
Architect/Builder:	C.S. Bridgman / William Horner
Building Style/Influence:	Foursquare
Construction Materials: - Roof Type & Cladding	Hipped roof with hipped wall dormer on main façade, several gabled dormers on the sides. Wide eaves with a dentil detail. Brick cladding on stone foundation.
Building Height:	2 ½ storey
Garage	Built at rear in 1913. Single, Detached, Recessed.
Alterations/ Modifications:	Original porch removed, interior had been converted into four dwelling suites in the 1940s. One storey addition at front of building in 1940.
Distinguishing Features:	Distinctive Foursquare shaped home with various dormers and prominent stone sills and lintels.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	76 Cornish Avenue
Property Type:	Residential
Era/Date of Construction:	1922
Architect/Builder:	Unknown / W.P. Wallace
Building Style/Influence:	Craftsman
Construction Materials: - Roof Type & Cladding	Steep hipped roof with ridge parallel to the street, beams under the front facing gable Stucco cladding
Building Height:	1 ½ storey
Garage	
Alterations/ Modifications:	Piles put in in 1939 and 1940
Distinguishing Features:	Craftsman cottage with grouped vertical windows, side entry with arched hood.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	15 West Gate
Property Type:	Residential
Era/Date of Construction:	1912
Architect/Builder:	James Chisholm and Son / A. J. Bonnett & Brother
Building Style/Influence:	Prairie
Construction Materials: - Roof Type & Cladding	Low-pitched hipped roof with widely overhanging eaves with segmental headed dormer, Clay tile roof Red brick cladding
Building Height:	2 ½ storeys
Garage	Single, Attached, Slightly Recessed
Alterations/ Modifications:	Second doorway altered
Distinguishing Features:	The symmetrical façade is enhanced with a continuous lintel tying three pairs of windows together, uncommon paired buttresses with stone capitals at the front corners, eaves are very wide.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	20 West Gate
Property Type:	City of Winnipeg Library, Cornish branch
Era/Date of Construction:	1914
Architect/Builder:	S. Frank Peters / National Construction Co.
Building Style/Influence:	Classical Revival
Construction Materials: - Roof Type & Cladding	Low broad hip roof with front facing gable with a pediment, Continuous stone frieze with stone window sills Red brick exterior cladding
Building Height:	1 storey
Garage	None
Alterations/ Modifications:	Foundation stabilization
Distinguishing Features:	Symmetrical façade with Tuscan order stone columns and an entablature of stone, horizontal shaped building contrasted with regular division of eight vertical windows, a stone belt course divides the basement and main floor.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a building form similar in height and front yard setback to its neighbours.
Heritage Status:	On "List of Historical Resources" under By-law No. 55/2014



BUILT FORM

Address:	21 West Gate
Property Type:	Residential
Era/Date of Construction:	1923
Architect/Builder:	E. Russell
Building Style/Influence:	Colonial Revival
Construction Materials: - Roof Type & Cladding	Low hipped roof with front cross gable and wide eaves Stucco cladding
Building Height:	2 storey
Garage	Single, Attached, Slightly recessed
Alterations/ Modifications:	
Distinguishing Features:	Asymmetrical façade with recessed round headed doorway and segmental arched upper storey window, arched entrance and door, projecting portion of living room has a shed roof with a shed roof over attached garage, small metal balconette on 2 nd storey window.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	25 West Gate
Property Type:	Residential
Era/Date of Construction:	1911
Architect/Builder:	William W. Blair / Sharpe, CW & Son
Building Style/Influence:	Craftsman
Construction Materials: - Roof Type & Cladding	Front facing gable roof with side shed dormer and two storey projecting gabled porch Portions of stucco cladding, shingles, and horizontal boards
Building Height:	2 1/2 Storey
Garage	A frame garage was built in 1911.
Alterations/ Modifications:	In 1913 an addition was built on the house
Distinguishing Features:	Steep gable roof featuring brackets, large 2 storey porch with screened portion on upper level, tapered shingled columns, decorative eaves with blocking detail.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	30 West Gate
Property Type:	Residential
Era/Date of Construction:	1927
Architect/Builder:	Over and Munn / William J. Hood
Building Style/Influence:	Tudor Revival
Construction Materials: - Roof Type & Cladding	Hipped roof with two cross gables separated by a small shed roof Stucco exterior
Building Height:	2 storey
Garage	Single, Attached, Flush
Alterations/ Modifications:	
Distinguishing Features:	Dominant flat façade with peaks of gables, elaborate doorway with arched hood over entry supported by simple pilasters, ornate main floor window decorative garage doors.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	31 West Gate
Property Type:	Residential
Era/Date of Construction:	1956
Architect/Builder:	Roy Sellors / Kuwada Construction Co.
Building Style/Influence:	Contemporary Ranch
Construction Materials: - Roof Type & Cladding	Simple medium height gable roof with ridge parallel to the street with modest eaves Vertical board siding
Building Height:	1 storey
Garage	Single, Detached, Recessed
Alterations/ Modifications:	
Distinguishing Features:	Horizontal shaped residence further emphasized by horizontal band of windows on main façade.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	36 West Gate
Property Type:	Residential
Era/Date of Construction:	1953
Architect/Builder:	Unknown / Dominion Lumber and Fuel
Building Style/Influence:	Contemporary Ranch
Construction Materials: - Roof Type & Cladding	Very low pitched hip roofs with wide eaves Stucco cladding
Building Height:	1 ½ storeys
Garage	Single, Attached, Flush
Alterations/ Modifications:	1995 second storey added
Distinguishing Features:	Horizontal emphasis on front elevation, with prominent cornices, irregular window pattern, a number of recesses in front elevation.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	39 West Gate
Property Type:	Residential
Era/Date of Construction:	1911
Architect/Builder:	David W. Bellhouse / J.W. Simpson
Building Style/Influence:	Colonial Revival
Construction Materials: - Roof Type & Cladding	Hipped roof with flared wide eaves, shed dormer Dark brown brick cladding with stone lintel bands and stone foundation
Building Height:	2 ½ storey
Garage	1922 garage built (cannot be seen from street)
Alterations/ Modifications:	1917 addition, then after a major fire house was rebuilt in 1926 South side addition
Distinguishing Features:	Symmetrical façade, pediment hood over entry, decorative eaves with blocking detail and dentils, prominent limestone banding, substantial brick entry stair.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	40 West Gate
Property Type:	Residential
Era/Date of Construction:	1893
Architect/Builder:	Henry S. Griffith / Unknown
Building Style/Influence:	Queen Anne
Construction Materials: - Roof Type & Cladding	Cross gabled roof with slight eave over hang, corner turret with a tent roof Front facing gable clad in plain shingles and fish scale Main cladding rough stucco fish, canted side tower and portico columns clad in stone finish
Building Height:	2 ½ storey
Garage	Single, Detached, Recessed
Alterations/ Modifications:	2 storey veranda removed and stucco covers the original wood siding Modernized façade
Distinguishing Features:	The original home was modernized but still retains a prominent front facing turret, distinctive stone cladding, small entry canopy with stone-clad columns, decorative sidelights on front door.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	45 West Gate
Property Type:	Residential
Era/Date of Construction:	1953
Architect/Builder:	Harry. W. Levin (City Lumber Co.) / Bodner Brothers
Building Style/Influence:	Contemporary Ranch
Construction Materials: - Roof Type & Cladding	Medium height cross-gabled roof with front facing gable Horizontal board cladding with vertical board cladding in pediment
Building Height:	1 storey
Garage	Single, Attached, Flush
Alterations/ Modifications:	
Distinguishing Features:	Dominant front gable with partial recess to accommodate entry way.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	50 West Gate
Property Type:	Residential
Era/Date of Construction:	1930
Architect/Builder:	Unknown / W. P. Wallace
Building Style/Influence:	Colonial Revival
Construction Materials: - Roof Type & Cladding	Front facing gable crossed by a low hip gable Stucco cladding
Building Height:	2 storey
Garage	Single, Detached, Recessed
Alterations/ Modifications:	New windows
Distinguishing Features:	Symmetrical front facing gable with surface embellished brick chimney, decorative fan transom and sidelights, metal roof.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	51 West Gate
Property Type:	Residential
Era/Date of Construction:	1953
Architect/Builder:	Harry W. Levin / Bodnar Brothers
Building Style/Influence:	Contemporary Ranch
Construction Materials: - Roof Type & Cladding	Medium height hip roof with shallow eaves Horizontal siding
Building Height:	1 storey
Garage	Single, Attached, Recessed
Alterations/ Modifications:	
Distinguishing Features:	Subtle ornamentation
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	54 West Gate
Property Type:	House Museum, University Women's Club
Era/Date of Construction:	1913
Architect/Builder:	George W. Northwood / James McDiarmid Co.
Building Style/Influence:	Tudor Revival
Construction Materials: - Roof Type & Cladding	Multiple front gabled roof Red brick cladding with limestone dressings
Building Height:	2 ½ storey
Garage	Detached, Recessed (likely for multiple vehicles)
Alterations/ Modifications:	Buttresses at rear elevation, 1914 Ramp addition on south side
Distinguishing Features:	The house is an asymmetrical three-storey structure with a complex roof featuring steeply pitched cross-gable and hipped sections, wall dormers and one smaller gable and two shed dormers. The facade features rectangular windows throughout with decorative limestone surrounds, lintels and mullions, some featuring six-pane top lights; also three dominant bay windows, a large stacked bank on the south elevation with rows of four windows separated by limestone medallions.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On the "List of Historical Resources" under By-law No. 55/2014



BUILT FORM

Address:	57 West Gate
Property Type:	Residential
Era/Date of Construction:	1953
Architect/Builder:	Harry W. Levin / Bodnar Brothers
Building Style/Influence:	Bungalow
Construction Materials: - Roof Type & Cladding	Cross gabled roof with shallow eaves Horizontal siding used as cladding
Building Height:	1 storey
Garage	Single, Attached, Slightly recessed
Alterations/ Modifications:	
Distinguishing Features:	A gable front dwelling with a recessed attached garage.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	65 West Gate
Property Type:	Residential
Era/Date of Construction:	1907
Architect/Builder:	Darling and Pearson / Unknown
Building Style/Influence:	Prairie
Construction Materials: - Roof Type & Cladding	Parallel gabled roof with bellcast wide eaves Dormer window clad in shingles, painted brick cladding
Building Height:	2 ½ storey
Garage	Double, Detached, Recessed
Alterations/ Modifications:	
Distinguishing Features:	<p>Symmetrical façade balanced by pairs of paired windows, center shed roof with segmental arch detail, canted bay window on second floor supported by paired brackets, string course tying second storey windows and bay window together.</p> <p>Distinctive oriel window, large windows on main floor detailed with projecting brick panels surrounding windows and central doorway. An example of a Victorian take on Canadian Modern design.</p> <p>A residential building designed by one of Canada's leading Edwardian architectural firms from Toronto. Given the early date of this development, the detailing gives a hint of the Art Modern stylings to come.</p>
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	66 West Gate
Property Type:	Residential
Era/Date of Construction:	1945
Architect/Builder:	Unknown
Building Style/Influence:	Bungalow
Construction Materials: - Roof Type & Cladding	Side gabled roof with pent roof over front doorway Horizontal board cladding
Building Height:	1 storey
Garage	Single, Detached, Recessed
Alterations/ Modifications:	
Distinguishing Features:	Distinctive bay window, doubles entrance.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	71 West Gate
Property Type:	Residential-Bed and Breakfast
Era/Date of Construction:	1914
Architect/Builder:	Jordan and Over / Unknown
Building Style/Influence:	Colonial Revival
Construction Materials: - Roof Type & Cladding	Deck hipped roof with wide eaves and modillions Shed dormer with stucco cladding on upper level, dark brick on main level
Building Height:	2 ½ storey
Garage	Double, Detached, Recessed
Alterations/ Modifications:	
Distinguishing Features:	Evenly placed windows, delicate cornice under roof fascia, decorative eaves with modillions, slight hip roof and entablature over projecting portions of the façade, side entry with flat canopy, prominent brick sills. Percy Over was associated with the firm of Darling and Pearson from Toronto.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	74 West Gate
Property Type:	Residential
Era/Date of Construction:	1949
Architect/Builder:	Unknown / Borner Builders, Gelhorn Construction
Building Style/Influence:	Bungalow
Construction Materials: - Roof Type & Cladding	Side gabled roof with ridge parallel to the street, lower side gable over attached garage Hipped gable roof over front doorway Cementitious siding
Building Height:	1 storey
Garage	Double, Attached, Flush
Alterations/ Modifications:	
Distinguishing Features:	Front facing brick chimney on a bungalow design.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	79 West Gate
Property Type:	Residential
Era/Date of Construction:	1911
Architect/Builder:	Edmond W. Crayston / H. Galbraith
Building Style/Influence:	Colonial Revival
Construction Materials: - Roof Type & Cladding	Flat-topped hipped roof with a large cross gable and hipped roof wall gable Wood shingle in dormer, narrow horizontal board cladding
Building Height:	2 ½ storey
Garage	Double, Detached, Recessed
Alterations/ Modifications:	Some elements modernized
Distinguishing Features:	Subtle ornamentation adds to the character of the residential nature of Armstrong's Point. Besides roof ornamentation, there are shutters and front door sidelights.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	85 West Gate
Property Type:	Residential
Era/Date of Construction:	1909
Architect/Builder:	W. Finland / W. Brown
Building Style/Influence:	Tudor Revival
Construction Materials: - Roof Type & Cladding	Hipped roof permutating into front facing gables, gabled wall dormer in front elevation, half-timbering and stucco in gable, narrow horizontal wood siding throughout Wood
Building Height:	2 storey
Garage	Double, Detached, Recessed
Alterations/ Modifications:	
Distinguishing Features:	Slight pedimented relief over gable triple windows, cornice closing gable accented with regularly placed brackets, bay window with shed roof, triple tall grouped windows, semicircular hood supported by brackets over the main entrance, other elevations feature curved bay windows with muntin bars, and an eyebrow dormer, side entrance features a shed roof supported by brackets with a knee brace.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	86 West Gate
Property Type:	School
Era/Date of Construction:	1978, 1989 Additions
Architect/Builder:	Friesen Tokar
Building Style/Influence:	Contemporary
Construction Materials: - Roof Type & Cladding	Brick and Stucco Roof - Primarily Flat, Metal
Building Height:	3 storey
Garage	None
Alterations/ Modifications:	
Distinguishing Features:	Composed of an interconnected series of buildings in a "U" shape and of various heights, 1-storey portion along street frontage presents masonry wall.
Heritage Value/ Character Contribution:	Built outside the period of significance, differing in form, material colour, setback and height from neighboring residences. Although it has undergone various changes and alterations, it is contextually significant as a school/academic facility in the area (before Westgate Mennonite Collegiate, the building housed Ravenscourt School and a girls' school).
Heritage Status:	



BUILT FORM

Address:	91 West Gate
Property Type:	Residential
Era/Date of Construction:	1915
Architect/Builder:	John A. Patterson / Unknown
Building Style/Influence:	Prairie
Construction Materials: - Roof Type & Cladding	Medium height cross hipped roof with a hipped dormer Exaggerated wide eaves, low hipped roof over main entrance Brown brick exterior cladding
Building Height:	2 ½ storey
Garage	Single, Detached, Recessed
Alterations/ Modifications:	
Distinguishing Features:	Symmetrical façade with a horizontal emphasis on roof line, window proportion and canopy over doorway, paired bracket supporting canopy, symmetrical façade, distinctive roof brackets with knee braces under entry canopy, dormer window, stone sills, prominent brick entry stair.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	97 West Gate (south side on Blanchard Avenue)
Property Type:	Residential
Era/Date of Construction:	1906
Architect/Builder:	Charles S. Bridgman / W. Homer
Building Style/Influence:	Queen Anne
Construction Materials: - Roof Type & Cladding	Multiple cross gabled roof. Red brick cladding with stone lintels and sill Stone foundation
Building Height:	2 ½ storey
Garage	Double, Attached, Recessed (On Blanchard)
Alterations/ Modifications:	Front veranda removed
Distinguishing Features:	Victorian Queen Anne evident in complex roof system, ornate main façade with attached two storey canted bay, classical modillions decorate the eaves which are fairly narrow, oversized lintels, with thin sills, balconettes, and Palladian window in front facing roof gable.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	112 West Gate
Property Type:	Residential
Era/Date of Construction:	1906
Architect/Builder:	John H.G. Russell / David & Hindson
Building Style/Influence:	Colonial Revival
Construction Materials: - Roof Type & Cladding	Complex medium height hipped roof with a front facing hipped dormer and matching semi-circular small roofs covering two storey bay windows Red brick with stone lintels, sills and foundation
Building Height:	2 ½ storey
Garage	Double, Detached, Slightly Recessed
Alterations/ Modifications:	
Distinguishing Features:	A symmetrical building balanced by a pair of semi-circular bay windows and a central Palladian window with a stone porch emphasized by a stone semicircular open pediment support by stone columns, modillions and dentils elaborate the cornice line, "Dunedin" is carved in the stone above front door.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	115 West Gate (south side on Blanchard Avenue)
Property Type:	Residential
Era/Date of Construction:	1912
Architect/Builder:	Woodman and Carey / Wiltse Construction Company
Building Style/Influence:	Tudor Revival
Construction Materials: - Roof Type & Cladding	High hipped roof with ridge parallel to the street with an intersecting cross gable, shed dormer and a canted bay window with matching roof Textured stucco finish
Building Height:	2 ½ storey
Garage	Double, Detached, Recessed (on Blanchard)
Alterations/ Modifications:	
Distinguishing Features:	Façade balanced by front facing gable with a circular window balanced by a two storey canted tower with vertical window pattern, arched hood over entry. Home is modern looking for its era, using very few elements recalling a British past but has a French influenced roof shape. The home was featured in a national architectural journal.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	118 West Gate
Property Type:	Residential
Era/Date of Construction:	1952
Architect/Builder:	Unknown / George Gelhorn Construction Company
Building Style/Influence:	Bungalow
Construction Materials: - Roof Type & Cladding	Gable shaped roof with ridge parallel to the street, irregular lower hipped roof over front entry and adjacent wing Stucco finish
Building Height:	1 storey
Garage	Single, Detached, Recessed
Alterations/ Modifications:	
Distinguishing Features:	"L" shaped plan with complex roof.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	119 West Gate
Property Type:	Residential
Era/Date of Construction:	1909
Architect/Builder:	John H. G. Russell / Day Labour
Building Style/Influence:	Colonial Revival
Construction Materials: - Roof Type & Cladding	Medium hipped roof with a distinctive cross-gabled window embellishment flanked by a pair of shed dormers Stucco finish with stone lintels
Building Height:	2 ½ storey
Garage	Double, Detached, Recessed
Alterations/ Modifications:	
Distinguishing Features:	Ornate symmetrical façade with two bay windows, entrance porch with paired columns and balcony, dormer window on upper storey, two main storey bay windows with slightly pitched roofs, decorative dentils, prominent entry stair, sidelights on front door, decorative balustrades on balcony, prominent sills.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	123 West Gate
Property Type:	Residential
Era/Date of Construction:	2008
Architect/Builder:	Irwin Homes Ltd.
Building Style/Influence:	Contemporary
Construction Materials: - Roof Type & Cladding	Multiple medium pitched front gables Stone veneer and stucco
Building Height:	1 storey
Garage	Double, Attached, Projecting
Alterations/ Modifications:	
Distinguishing Features:	Multiple gables on front façade with prominent columns at recessed entry, garage is a dominant feature of main elevation.
Heritage Value/ Character Contribution:	Built outside the period of significance, compatible in height and front yard setback.
Heritage Status:	



BUILT FORM

Address:	124 West Gate
Property Type:	Residential
Era/Date of Construction:	1952
Architect/Builder:	Unknown / George Gelhorn Construction
Building Style/Influence:	Bungalow
Construction Materials: - Roof Type & Cladding	Cross-gabled roof system with front facing large gable Stucco and stone veneer
Building Height:	1 storey
Garage	None
Alterations/ Modifications:	Skylights, Windows replaced
Distinguishing Features:	Façade composed of a variety of window shapes, recessed entry and exaggerated stone detail.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	131 West Gate
Property Type:	Residential
Era/Date of Construction:	1912
Architect/Builder:	David W. Bellhouse / Brown & Kufus
Building Style/Influence:	Tudor Revival
Construction Materials: - Roof Type & Cladding	Steep cross gabled roof with large gabled dormer Extensive half-timbering and stucco on upper storey Red brick main floor cladding
Building Height:	2 ½ storey
Garage	Single, Detached, Flush
Alterations/ Modifications:	
Distinguishing Features:	The Tudor style detailing and massive shape make this a distinctive property on the street. A large dormer with paired quadruple vertical windows, leading to a set of three windows offset by a two storey bay complete the upper storeys. The ground level in red brick with large vertical windows adds to the stability of the design. A two storey wing is attached with segmental arches that provide a contrast to the main building.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	134 West Gate
Property Type:	Residential – Used as a Bed & Breakfast
Era/Date of Construction:	1894
Architect/Builder:	Walter Chesterton and Cyril William Upton Chivers (back sunroom)
Building Style/Influence:	Queen Anne
Construction Materials: - Roof Type & Cladding	Flat-topped, tall hipped roof with a large cross-gabled dormer and a walled gabled dormer Local buff colored brick
Building Height:	2 ½ storey
Garage	Single, Detached, Recessed
Alterations/ Modifications:	Architect Cyril Chivers built an extension in the rear in 1911 In 1958, the veranda was removed, Veranda replaced at a later date
Distinguishing Features:	Two storey bay on the south side, steeply pitched hip roof variety of dormers and a “Widows Walk”, large wrap around veranda, decorative balustrades, screened balcony above entry, decorative eaves and roof brackets, prominent sills, arched window with decorative key stoned lintel, porch has a front gable detail and a hipped wraparound veranda.
Heritage Value/ Character Contribution:	This property contributes to Armstrong’s Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On the “List of Historical Resources” under By-law No. 55/2014



BUILT FORM

Address:	137 West Gate
Property Type:	Residential
Era/Date of Construction:	1904
Architect/Builder:	George C. Browne / Dalmer and Ames
Building Style/Influence:	Classical Revival
Construction Materials: - Roof Type & Cladding	Truncated medium hipped roof with shed wall dormers, hipped roof on two storey portico Wall finish appears to be brick
Building Height:	2 ½ storey
Garage	Single, Detached, Recessed
Alterations/ Modifications:	Many original decorative elements missing
Distinguishing Features:	Giant order Ionic capped columns on front façade, decorative dormer with miniature columns, decorative eaves with blocking detail, projecting porch, balcony, prominent entry stair, prominent sills, dentil detailing on balcony and dormer.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	146 West Gate
Property Type:	Residential
Era/Date of Construction:	1952
Architect/Builder:	Fred LeMaistre (LeMaistre Drafting Services) / Charles Streichert
Building Style/Influence:	Contemporary Ranch
Construction Materials: - Roof Type & Cladding	Roof is a medium height multi-hipped with wide eaves Exterior cladding is stucco
Building Height:	1 storey
Garage	Single, Attached, Recessed
Alterations/ Modifications:	
Distinguishing Features:	Bungalow with side elevation facing West Gate, two gate posts from Ravenscourt stand sentry at the driveway, decorative screen wall.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	147, 147 1/2 West Gate
Property Type:	Residential
Era/Date of Construction:	1910
Architect/Builder:	William W. Blair/ G. H. Walton Construction Co
Building Style/Influence:	Colonial Revival
Construction Materials: - Roof Type & Cladding	Multi gabled roof with a dominant front facing gambrel shaped roof Shingle clad upper storey, stone clad main level
Building Height:	2 ½ storey
Garage	None – Temporary canopy
Alterations/ Modifications:	
Distinguishing Features:	Front façade with an overabundance of shed roofs, window shapes and decorative elements including modillions, small brackets supporting windows and a balcony, prominent entry stair, prominent lintels and sills, recessed entry with decorative arched stone surround, diamond shaped detail in balcony windows.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	150 West Gate
Property Type:	Residential
Era/Date of Construction:	1955
Architect/Builder:	Unknown / George Gelhorn Construction
Building Style/Influence:	Contemporary Ranch
Construction Materials: - Roof Type & Cladding	Multi gabled medium height roof with ridge parallel to the street with front facing gable Cladding a combination of artificial narrow horizontal stone and horizontal boards
Building Height:	1 storey
Garage	Double, Attached, Flush
Alterations/ Modifications:	1958 the house was expanded based on drawings from the Dominion Lumber and Fuel Co.
Distinguishing Features:	This horizontal shaped residence features a recessed entry that is partitioned from a full faced gable.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	157 West Gate (property on curve, visible from west and south sides)
Property Type:	Residential
Era/Date of Construction:	1913
Architect/Builder:	Cyril Chivers / Staines & Ferguson
Building Style/Influence:	Colonial Revival
Construction Materials: - Roof Type & Cladding	Steep cross-gabled roof with a large front facing gable Gabled wall dormer accent Shingles are used as cladding for the upper storey, regular coursed stone is used on the main floor level
Building Height:	2 ½ storey
Garage	Single, Detached, Recessed
Alterations/ Modifications:	Replaced Windows
Distinguishing Features:	Decorative motifs abound with brackets along roof line, a continuous line of dentils separate the two stories, an oriel window, vertical windows at regular spacings, receding bays in front elevation. A two storey addition features a former sleeping porch. This home features traces of Craftsman style detailing, creeping into a Colonial Revival styled mansion.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	162 West Gate
Property Type:	Residential
Era/Date of Construction:	1956
Architect/Builder:	Alsip Brick and Tile plans / Walter Bergman
Building Style/Influence:	Contemporary Ranch
Construction Materials: - Roof Type & Cladding	Cross gabled roof with ridge parallel to the street Brick cladding
Building Height:	1 ½ storey
Garage	Double, Attached, Flush
Alterations/ Modifications:	1980 home enlarged Ramp modification
Distinguishing Features:	Horizontal emphasis on the building with a very large shed dormer.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	166 West Gate
Property Type:	Residential
Era/Date of Construction:	1953
Architect/Builder:	Unknown
Building Style/Influence:	Contemporary Ranch
Construction Materials: - Roof Type & Cladding	Medium height gabled roof with ridge parallel to the street Exterior cladding is brick and horizontal boards
Building Height:	1 storey
Garage	Double, Attached, Slight projection
Alterations/ Modifications:	Addition in the late 1960s designed by Smith, Carter, Searle and Associates
Distinguishing Features:	Typical bungalow form, different roof levels are a unique characteristic.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	180 West Gate
Property Type:	Residential
Era/Date of Construction:	1931
Architect/Builder:	Unknown / James H. Mollison
Building Style/Influence:	Colonial Revival
Construction Materials: - Roof Type & Cladding	Medium height gabled roof, wider eaves, ridge parallel to the street, centered gabled dormer Building clad in red-brown brick and stucco with a stone foundation.
Building Height:	2 ½ storey
Garage	Double, Detached, Recessed
Alterations/ Modifications:	
Distinguishing Features:	Symmetrical façade with two recessed wings and centered dormer window, prominent sills on main floor window, wrought-iron balconettes on 1 st floor windows, prominent door surround with stone coping, transom window and sidelights on front door.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	184 West Gate
Property Type:	Residential
Era/Date of Construction:	1928
Architect/Builder:	Unknown / W. P. Wallace
Building Style/Influence:	Tudor Revival
Construction Materials: - Roof Type & Cladding	Cross gabled roof with main gable ridge parallel to the street, medium eaves Dark brown brick with stucco cladding
Building Height:	2 storey
Garage	Not visible from street
Alterations/ Modifications:	
Distinguishing Features:	Horizontal shaped residence with vertical emphasis provided by corner front facing gable, gabled entrance way featuring a round-headed hood and round-headed front door, triple round-headed windows with multiple muntin bars complete the modern Tudor Revival effect.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	186 West Gate (east side on Middle Gate)
Property Type:	Residential
Era/Date of Construction:	1920
Architect/Builder:	Arthur A. Stoughton / R. T. Riley
Building Style/Influence:	Tudor Revival
Construction Materials: - Roof Type & Cladding	Steep pitched hipped roof with flared eaves, two gabled dormers with flared eaves and finial detail Half-timbering and stucco on upper storey, red brick with wide white mortar joints
Building Height:	2 ½ storey
Garage	Double, Detached, Projecting (on Middle Gate)
Alterations/ Modifications:	
Distinguishing Features:	Chateau style influences bring a Canadian flavor to this prominent symmetrical facade with distinct roof and dormers. Tall gabled entrance with paired columns, flared eaves, half timbering and finial frame the entranceway. Designed by New York architect Arthur A. Stoughton, this property features a different variation of the Tudor Revival style using French vertical emphasis on the roof shape, dormer roofs and front portico.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	2 Middle Gate (north side on Cornish Ave)
Property Type:	Residential
Era/Date of Construction:	1904
Architect/Builder:	William B. Lait / Griffin Brothers
Building Style/Influence:	Queen Anne
Construction Materials: - Roof Type & Cladding	Hipped roof with cross gable Narrow clapboard siding
Building Height:	2 ½ storey
Garage	Single, Detached, Projecting
Alterations/ Modifications:	Replacement windows (majority) – original windows interior, storm windows added
Distinguishing Features:	Arched hood with decorative brackets, dentils along shallow roof eaves, distinctive ornate roof brackets on north side (facing Cornish Ave), bay window on Middle Gate elevation.
Heritage Value/ Character Contribution:	Although this home was built in 1904 on Furby Street but was moved here in 1929, this property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	6 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1912
Architect/Builder:	Henry J. Linnell / Claydon Brothers
Building Style/Influence:	Tudor Revival
Construction Materials: - Roof Type & Cladding	Steep gable roof with ridge facing the street with additional cross gables Red brick foundation with stucco cladding
Building Height:	2 ½ storey
Garage	Double, Detached, Recessed
Alterations/ Modifications:	
Distinguishing Features:	Prominent multi-gabled façade with tall rectangular bay windows with ornate shaped hood, flanked by triple windows with an eye-brow detail, arched hood over entry with decorative brackets, pronounced brick entry stair, brick sill and lintel and façade detailing, prominent brick chimney, around-headed door with decorative stained glass window.
Heritage Value/ Character Contribution:	The owner of this prominent Tudor Revival home was John Speirs, a prominent local businessman. This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	9 Middle Gate (north side faces Cornish Ave)
Property Type:	Residential
Era/Date of Construction:	1883
Architect/Builder:	Original unknown, 1916 addition by architects John Woodman and Raymond Carey
Building Style/Influence:	Tudor Revival
Construction Materials: - Roof Type & Cladding	Gable roof with ridge parallel to the street with a front facing steep gable Stucco cladding with a regular ashlar foundation
Building Height:	2 ½ storey
Garage	None
Alterations/ Modifications:	Enlarged in 1899, an addition was added in 1916. Tri-plexed in the late 1930s. Undergoing construction in summer of 2015 new surface is clear stained cedar shingles on all facades. Although built in 1882, numerous alterations have changed the total appearance of the residence. Porch added in 2007.
Distinguishing Features:	Ornamented bargeboard detail, tall rectangular windows with prominent sills, portico over entry.
Heritage Value/ Character Contribution:	One of the oldest homes remaining, alterations have changed the exterior detailing from the time it was built in "Victoria Place". Nevertheless this property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	12 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1929
Architect/Builder:	Edward Parkinson and James Halley / Sparrow Brothers
Building Style/Influence:	Tudor Revival
Construction Materials: - Roof Type & Cladding	Truncated hip roof with cross gables, vertical half-timbering on upper level Main floor clad in brick with upper level stucco
Building Height:	2 ½ storey
Garage	Multiple vehicle (2-3 occupancy), Detached, Recessed
Alterations/ Modifications:	
Distinguishing Features:	Typical Tudor Revival home with complex roof shape, bay window on side elevation, distinctive limestone door surround, dominant front bay-window.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	15 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1953
Architect/Builder:	Unknown / Charles W. Streichert
Building Style/Influence:	Bungalow
Construction Materials: - Roof Type & Cladding	Low hip roof, wide eaves Brick and horizontal wide board cladding
Building Height:	1 storey
Garage	Double, Detached, Recessed
Alterations/ Modifications:	
Distinguishing Features:	Classic bungalow shape and large windows on main façade.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	21 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1910
Architect/Builder:	J. A. McKerchar / D. Neilson
Building Style/Influence:	Queen Anne
Construction Materials: - Roof Type & Cladding	Steep hip roof with front facing gable Brick veneer
Building Height:	2 ½ storey
Garage	
Alterations/ Modifications:	1955 front veranda removed and a new porch and canopy built
Distinguishing Features:	Romanesque detailing above main façade windows, with keystones on the main floor round-headed openings and rectangular windows on upper level with prominent hoods and sills, continuous brackets along soffits with Victorian detailing in peak of front gable.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	22 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1909
Architect/Builder:	David W. Bellhouse / W. W. Cross
Building Style/Influence:	Colonial Revival
Construction Materials: - Roof Type & Cladding	High hipped roof with wide eaves with pedimented dormers, attached tower has a bell shaped roof with wide eaves Red brick cladding, stone foundation and accents
Building Height:	2 ½ storey
Garage	Not visible from street
Alterations/ Modifications:	Portions of the porch have been replaced
Distinguishing Features:	Distinctive horizontal façade offset by round corner tower with a rare bell shaped roof on an attached tower. Entrance veranda with paired columns and upper balcony, decorative balustrades, dormer window, decorative eaves with blocking detail, keystone and bullseye window, decorative trim detail on architrave around veranda, prominent stone sills and lintels.
Heritage Value/ Character Contribution:	This stately Colonial Revival home is associated with Horace Chevrier, a long-time retail merchant on Main Street. This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	25 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1929
Architect/Builder:	Unknown / Security Construction Co.
Building Style/Influence:	Tudor Revival
Construction Materials: - Roof Type & Cladding	Multiple roof shapes, front facing gable with shingled pediment detail, side hip roof, with intersecting gambrel roof on opposite side with a front facing shed dormer and an eye-brow roof ornamentation Stucco cladding with a minor detail of half-timbering
Building Height:	1 ½ storey
Garage	Single, Attached, Recessed
Alterations/ Modifications:	
Distinguishing Features:	Distinctive Tudor cottage with prominent multi-shaped roof, vertical windows (one pair - round headed, another rectangular shaped with multi-panes featuring muntin bars), half-timbering detailing allows the main floor to be visually dominant with an arched entryway and door, projecting covered entranceway featuring semi-circular muntined window.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	28 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1909
Architect/Builder:	H. R. Soot / A. Simmons
Building Style/Influence:	Foursquare converted to Tudor Revival
Construction Materials: - Roof Type & Cladding	Front facing gable roof In 2006 upper storey clad in horizontal siding, shingles and brick 2015 - half-timbering, stucco and horizontal siding
Building Height:	2 ½ storey
Garage	Not visible from street
Alterations/ Modifications:	Façade has been given Tudor detailing and a new porch has been added with a wide front facing staircase
Distinguishing Features:	Foursquare shape of house remains, two storey bay windows.
Heritage Value/ Character Contribution:	Although this home has been greatly updated it contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	33 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1909
Architect/Builder:	Cyril W. U. Chivers / W. W. Cross
Building Style/Influence:	Tudor Revival
Construction Materials: - Roof Type & Cladding	Front facing gable roof with a side gabled dormer and shallow hipped two storey entrance way Rough textured stucco with half-timbering in gable, stucco finish becomes smoother towards foundation of the building Stone foundation
Building Height:	2 ½ storey
Garage	Not visible from street
Alterations/ Modifications:	
Distinguishing Features:	A simply-adorned Tudor Revival dwelling with a two-storey bay window on front façade with deeply recessed entry way on side of building, sloped hood over entry, half-timbering detailing.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	34 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1911
Architect/Builder:	Cyril W. U. Chivers / J. McKinnon
Building Style/Influence:	Tudor Revival
Construction Materials: - Roof Type & Cladding	Gable roof with ridge parallel to the street with massive two storey gable dormer divided into to additional front facing gables Front facing gable over front entrance Stucco finish with half timbering details Stone verandah Wood shingles on north side
Building Height:	2 ½ storey
Garage	A heated garage was built in the rear yard that was heated and featured a service pit and running water Double, Detached, Recessed
Alterations/ Modifications:	Verandah screened
Distinguishing Features:	Ornate front facing gable detail with oriel window, half-timbering, pair of canted bay windows, curved wood detail added to bottom of all gable ends, stone veranda, half-timbering detailing, distinctive "X" muntins, prominent entry stair.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	40 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1954
Architect/Builder:	Unknown
Building Style/Influence:	Contemporary Ranch
Construction Materials: - Roof Type & Cladding	Medium gabled hip roof House is clad in a brick veneer, garage clad in wood siding
Building Height:	1 storey
Garage	Single, Attached, Modest Protrusion
Alterations/ Modifications:	
Distinguishing Features:	Extremely low horizontal shaped residence, decorative sidelights on front door; garage emphasized by alternative cladding material, adjacent to the main door is a strip of glass block.
Heritage Value/ Character Contribution:	This Contemporary Ranch developed by Frederick May contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	43 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1909
Architect/Builder:	David W. Bellhouse / G. Garrow
Building Style/Influence:	Tudor Revival
Construction Materials: - Roof Type & Cladding	Hipped roof with a front facing gable addition Shed dormer on main roof Brick main floor, stucco and half timbering on upper floors
Building Height:	2 ½ Storey
Garage	Double, Detached, Recessed
Alterations/ Modifications:	South side veranda was turned into a sunroom
Distinguishing Features:	Tall Tudor Revival home, side elevation is parallel to Middle Gate, complex roof system, half-timbering detailing, dormer window, sloped hood over underplayed entry.
Heritage Value/ Character Contribution:	This Tudor Revival styled home was built for Theodore Hunt, City Solicitor, who promoted issues related to the Point. This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	45 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1924
Architect/Builder:	Unknown / W. P. Wallace
Building Style/Influence:	Colonial Revival
Construction Materials: - Roof Type & Cladding	Hipped roof with ridge perpendicular to the street, segmental headed dormer window Stucco cladding
Building Height:	2 storey
Garage	None
Alterations/ Modifications:	
Distinguishing Features:	Symmetrical design with eyebrow dormer window, decorative frames break up spacing between window openings, protruding entry with balcony. Wrought-iron railing around false balcony (no access), transom window and sidelights on front door, windows in triplets on main level. This home, one of many in Winnipeg, shows the stylistic transition from residences built in the pre-WWI years to a less pronounced ornamentation in the 1920s.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	50 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1957
Architect/Builder:	Roland Dumais (Montreal) CMHC / Unknown
Building Style/Influence:	Contemporary Ranch
Construction Materials: - Roof Type & Cladding	Medium height hip roof with ridge parallel to the street, painted horizontal siding with various dimensions of artificial stone
Building Height:	1 storey
Garage	Single, Attached, Recessed
Alterations/ Modifications:	
Distinguishing Features:	Prominent chimney in front elevation, horizontal bungalow shape, south side of residence features garage and carport, flat hood over entry. Frederick May used a Canada Mortgage and Housing Corporation plan for the home.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	57 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1909
Architect/Builder:	Hugh G. Holman / Unknown
Building Style/Influence:	Colonial Revival
Construction Materials: - Roof Type & Cladding	Two storey gambrel shaped roof facing Middle Gate Wood shingles siding with a regular horizontal relief pattern Stone foundation
Building Height:	2 1/2 storey
Garage	Storage shed – no garage
Alterations/ Modifications:	Alteration to front façade – extended covered entry Rear sunroom addition removed and rebuilt with upper deck on main floor living space
Distinguishing Features:	First gambrel roof building in the Point, many original details survive including bay window on main floor with stone cladding and slight buttresses.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	58 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1911
Architect/Builder:	John H. G. Russell / G. Garrow
Building Style/Influence:	Craftsman
Construction Materials: - Roof Type & Cladding	Multiple front gables in a steeply pitched roof with a slight overhang, prominent wall dormer with a gambrel roof Stone cladding on first storey, red brick on second storey, wood shingle in dormer
Building Height:	1 ½ storey
Garage	Double, Detached, Recessed
Alterations/ Modifications:	
Distinguishing Features:	Uncommon roof shapes with brackets with a knee brace, paired windows in upper dormers with stone lintels and projecting sills, pent roof over main entrance gable and ground floor room projection, stone portico at entry with gable roof, brackets and prominent stair.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	61 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1960
Architect/Builder:	Unknown
Building Style/Influence:	Two-storey Vernacular
Construction Materials: - Roof Type & Cladding	Low hipped roof with a pent roof dividing the residence parallel to the street Horizontal rectangular stone cladding, horizontal siding
Building Height:	2 storey
Garage	Double, Detached, Recessed
Alterations/ Modifications:	
Distinguishing Features:	Horizontal division of front façade, large horizontal front windows, glass blocking on south side of door, developed by Frederick May.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	64 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1913
Architect/Builder:	William Fingland / C. W. Sharpe & Son
Building Style/Influence:	Colonial Revival
Construction Materials: - Roof Type & Cladding	Gable roof with ridge parallel to the street, wall dormers with pediments with a curved eave, small attached half-columns with capitals Dark red brick cladding with stone sills
Building Height:	2 ½ storey
Garage	Double, Detached, Recessed
Alterations/ Modifications:	
Distinguishing Features:	Colonial Revival with ornate Adamesque portico and prominent entry stair, decorative cornice with dentils, distinctive triple dormers with arched windows, pronounced sills, fan transom window and sidelights on front door
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	67 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1908
Architect/Builder:	David W. Bellhouse / Day Labour
Building Style/Influence:	Colonial Revival
Construction Materials: - Roof Type & Cladding	Hip roof with flared wide eaves, shed dormers Rough cut stone main floor cladding, dark red brick on upper storey Stone on first storey, dark red brick on second storey, wood shingle
Building Height:	2 ½ storey
Garage	Original demolished, carport added to north side in 1982 Double, Detached, Recessed
Alterations/ Modifications:	South side addition
Distinguishing Features:	Colonial Revival porch on stone base with an upper balcony, triple columns support front two corners of porch, modillion accents under architrave covered drive on north side, pronounced stone entry stair, decorate eaves with blocking detail, pronounced sills and lintels, decorative transom window and sidelights on both front and balcony doors, decorative balustrades on balcony.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	69 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1926
Architect/Builder:	George W. Northwood / George Kennedy
Building Style/Influence:	Tudor Revival
Construction Materials: - Roof Type & Cladding	Front facing cross gabled roof plan Red brick, with half-timbering and stucco over garage
Building Height:	2 storey
Garage	Single, Attached, Recessed
Alterations/ Modifications:	
Distinguishing Features:	A good example of a late Tudor Revival home with a dominant front facing gable, with stepped side wall with small circular window, arched cove over recessed entry.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	70 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1953
Architect/Builder:	Harry W. Levin / Bodnar Brothers
Building Style/Influence:	Contemporary Ranch
Construction Materials: - Roof Type & Cladding	Low multiple hipped roof with wide eaves Front elevation clad in thin horizontal brick with horizontal boards on the sides
Building Height:	1 Storey
Garage	Double, Attached, Flush
Alterations/ Modifications:	
Distinguishing Features:	Low horizontal shaped home with a recessed doorway and projecting wings.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	76 Middle Gate (dominant facing on Blanchard Avenue, east side on Middle Gate)
Property Type:	Residential
Era/Date of Construction:	1952
Architect/Builder:	Unknown / Walter Bergman
Building Style/Influence:	Contemporary Ranch
Construction Materials: - Roof Type & Cladding	Medium height multiple hipped roof with wide eaves Brick cladding
Building Height:	1 storey
Garage	Double, Attached, Projecting (on Blanchard)
Alterations/ Modifications:	
Distinguishing Features:	Corner property with low "L" shaped plan, dominant façade on Blanchard Ave, decorative glass blocking detail on front windows.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	77 Middle Gate (dominant facing on Blanchard Avenue, west side on Middle Gate)
Property Type:	Residential
Era/Date of Construction:	1965
Architect/Builder:	Unknown
Building Style/Influence:	Contemporary Ranch
Construction Materials: - Roof Type & Cladding	Hipped roof on two storey portion with a shallow gable on wing Narrow horizontal manufactured light coloured stone cladding with horizontal siding
Building Height:	2 storey
Garage	Double, Attached, Projecting (on Blanchard Avenue)
Alterations/ Modifications:	
Distinguishing Features:	An example of a split level Contemporary Ranch with a recessed entry, unique window patterns.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	93 Middle Gate (north side on Blanchard Ave)
Property Type:	Residential
Era/Date of Construction:	1944 Moved onto the site in 1974 from Wellington Crescent
Architect/Builder:	Unknown
Building Style/Influence:	Bungalow
Construction Materials: - Roof Type & Cladding	Steep hipped roof with wide eaves Rough stucco finish
Building Height:	1 storey
Garage	Double, Detached, Flush (on Blanchard Ave, not visible from Middle Gate)
Alterations/ Modifications:	
Distinguishing Features:	Bungalow shape with a steep hipped roof and a recessed centre portion on the front façade.
Heritage Value/ Character Contribution:	Although this residence was cut in two in 1974 and moved from Wellington Crescent to this site, this property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	94 Middle Gate (north side on Blanchard Avenue)
Property Type:	Residential
Era/Date of Construction:	1904
Architect/Builder:	John H.G. Russell / McClellan & McTavish
Building Style/Influence:	Tudor Revival
Construction Materials: - Roof Type & Cladding	Front facing hip roof with a gabled side, gable dormer with half-timbering Stucco cladding
Building Height:	2 ½ storey
Garage	Single, Detached, Projecting (on Blanchard Avenue)
Alterations/ Modifications:	
Distinguishing Features:	Multi-gable roof line with half-timbering detailing and modillions along eaves, dormer window, front veranda features square columns and flared capitals.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	99 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1910
Architect/Builder:	Victor W. Horwood / W. Horner
Building Style/Influence:	Prairie
Construction Materials: - Roof Type & Cladding	Low hipped roof with wide eaves and a front gabled dormer Regular coursed ashlar foundation and on the two storey canted bay Main floor clad in red brick, second storey clad in shingles
Building Height:	2 storey
Garage	Double, Detached, Recessed
Alterations/ Modifications:	Front entry has been modernized Skylight (on south side of roof)
Distinguishing Features:	A very early example of a Prairie styled home visually designed to emphasize the horizontal with distinct separation of floor levels, pronounced ornate brick chimneys, prominent entry stair.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	100 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1954
Architect/Builder:	Unknown / Elvin Hansen & Erik Moberg
Building Style/Influence:	Contemporary Ranch
Construction Materials: - Roof Type & Cladding	Multi hipped roof Stucco and horizontal siding
Building Height:	1 storey
Garage	Single, Attached, Flush (slightly recessed)
Alterations/ Modifications:	Windows replaced
Distinguishing Features:	Horizontal shaped dwelling highlighted by an off-centre front facing wide chimney, building's plan is a progression of recessed elements.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	103 Middle Gate
Property Type:	Residential
Era/Date of Construction:	c. 1894
Architect/Builder:	Unknown
Building Style/Influence:	Queen Anne
Construction Materials: - Roof Type & Cladding	Gabled roof with ridge facing the street with a central hexagonal turret Stucco cladding
Building Height:	2 ½ storey
Garage	Double, Detached, Recessed
Alterations/ Modifications:	Much of the wooden exterior porch and veranda missing. Third floor porch filled in. Most of the windows are modernized.
Distinguishing Features:	Victorian footprint remains, most original details removed. Prominent turret dominates front elevation, recessed front entry with flat hood, attic balcony on north side, curved north side of property.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	106 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1909
Architect/Builder:	Wardell & Nichols / Grey & Co.
Building Style/Influence:	Tudor Revival
Construction Materials: - Roof Type & Cladding	Cross gabled steeply pitched roof Stucco exterior
Building Height:	2 ½ storey
Garage	Double, Detached, Recessed
Alterations/ Modifications:	1922 addition
Distinguishing Features:	Medieval influenced steeply pitched roof with dominant front facing chimney and two storey bay, segmental arched recessed doorway and paired windows, brick detailing (arched lintel).
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	111 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1913
Architect/Builder:	Frank R. Evans / W. G. Davidson
Building Style/Influence:	Colonial Revival
Construction Materials: - Roof Type & Cladding	Gable roof with ridge parallel to the street, large central wall dormer with slight overhang Red brick exterior cladding with stone foundation
Building Height:	2 ½ storey
Garage	Double, Detached, Recessed
Alterations/ Modifications:	
Distinguishing Features:	Symmetrical façade, with paired windows on main façade, elaborate pediment over entranceway, stone lintels and sills with paired brackets at eave line.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	112 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1956
Architect/Builder:	Ken Pratt / Froese Construction
Building Style/Influence:	Contemporary Neo-Eclectic Design based on CMHC "Design No. 700"
Construction Materials: - Roof Type & Cladding	Front facing shallow gabled roof with one extended wing Vertical siding
Building Height:	2 storey, partially 1 storey
Garage	Single, Attached, Flush
Alterations/ Modifications:	
Distinguishing Features:	Façade shape is very typical for a contemporary home with balance of horizontal roof and windows offset by a recessed doorway and vertical siding.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	115 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1882
Architect/Builder:	James H. Rowan (1882) James Chisholm (1906) / F. W. Foster
Building Style/Influence:	Queen Anne converted to a Tudor Revival
Construction Materials: - Roof Type & Cladding	Steep front facing gabled roof Stucco and half-timbering in upper pediment and horizontal siding
Building Height:	2 ½ storey
Garage	None
Alterations/ Modifications:	Original building greatly altered in 1906 and modernized at a later date.
Distinguishing Features:	A modernized residence that features a distinctive exaggerated gable that runs two storeys with a lower portion that encloses a covered carport.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	118 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1909
Architect/Builder:	Cyril .W. U. Chivers / W. W. Cross
Building Style/Influence:	Colonial Revival
Construction Materials: - Roof Type & Cladding	Hipped roof with one gable and two front facing wall dormers finished in a jerkinhead Upper storey finished in horizontal boards, main floor clad in stucco Stone foundation
Building Height:	2 ½ storey
Garage	Single, Detached, Recessed
Alterations/ Modifications:	Some modernization of the exterior may have occurred.
Distinguishing Features:	The solid shape of the house features a symmetrical front façade with recessed front entranceway and canted bay window.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	123 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1882
Architect/Builder:	James H. Rowan / Unknown
Building Style/Influence:	Queen Anne with Tudor detailing
Construction Materials: - Roof Type & Cladding	Hipped roof with ridge parallel to the street, two front facing gabled wall dormers and side gabled extension Half-timbering and stucco cladding Hipped pent roof over full front veranda
Building Height:	1 1/2 storey
Garage	Not visible from street
Alterations/ Modifications:	Additional wing based on John H .G. Russell designs added in 1897 Modernized Screened veranda
Distinguishing Features:	Queen Anne decorative front elevation with vertical windows, and full width veranda, upper gables feature Tudor half-timbering details.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	124 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1909/1910
Architect/Builder:	Unknown
Building Style/Influence:	Colonial Revival
Construction Materials: - Roof Type & Cladding	Wide front facing gambrel roof with horizontal boards on the upper level and stone pillars supporting a full width veranda
Building Height:	2 ½ storey
Garage	Double, Detached, Recessed
Alterations/ Modifications:	Fire in 1932
Distinguishing Features:	Classic Colonial Revival façade with gambrel roof and Palladian window, screened veranda with stone columns and a 2 nd storey balcony, red brick chimney.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	134 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1956
Architect/Builder:	Unknown / Frank Dupuis
Building Style/Influence:	Contemporary Ranch Stock plan used from the Dominion Lumber and Fuel Co.
Construction Materials: - Roof Type & Cladding	Very low hipped roof with an cross hipped roof feature and wide eaves Horizontal boards with irregular stone veneer around doorway
Building Height:	1 storey
Garage	Single, Attached, Flush
Alterations/ Modifications:	
Distinguishing Features:	Low horizontal shape of the building with large picture windows and balance between attached garage and small projecting wing.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	135 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1890
Architect/Builder:	Unknown
Building Style/Influence:	Colonial Revival
Construction Materials: - Roof Type & Cladding	Medium height hip roof with front addition capped by a hipped roof Stucco finish
Building Height:	2 storey
Garage	Double, Detached, Recessed (dominant feature on north side of property)
Alterations/ Modifications:	1904 clad in brick, 1911 Cyril W. U. Chivers designed a front wing and porches added by contractor J. H. Booth
Distinguishing Features:	Distinctive massing of front of home with dominant front addition, two storey former sleeping porches and minor canted one storey addition to opposite corner, major windows in triples, ornate brackets over entry hood, stone entry stair.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	138 Middle Gate (Corner property, south side on West Gate)
Property Type:	Residential
Era/Date of Construction:	1963
Architect/Builder:	R. B. W. Gordon / Ben Toews Construction Co.
Building Style/Influence:	Contemporary Neo-Eclectic
Construction Materials: - Roof Type & Cladding	Shed roofs Horizontal boards and buff coloured narrow brick on main elevation, vertical board on lower portion of home Stucco on sides
Building Height:	2 storey
Garage	Single, Attached, Flush
Alterations/ Modifications:	
Distinguishing Features:	Angled roofs dominate façade with recessed front doorway, exposed rafter ends and horizontal windows.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	139 Middle Gate (Corner property, south side on East Gate)
Property Type:	Residential
Era/Date of Construction:	1914
Architect/Builder:	Samuel F. Peters / George W. Ford Morley Blankstein (1956 triplex)
Building Style/Influence:	Tudor Revival
Construction Materials: - Roof Type & Cladding	Cross gable roof with ridge parallel to the street with paired gable fronts Half-timbering detail and stucco on upper level, dark brick used as cladding on ground level
Building Height:	2 ½ storey
Garage	Double, Attached, Recessed (on East Gate, garage door faces east)
Alterations/ Modifications:	1956 tri-plexed Garage addition Some replacement windows
Distinguishing Features:	Complex front elevation: the residence is horizontal with contrasting verticality shown by the paired gable fronts, timber-framing, and vertical windows. Recessed main entry behind a porch with a shed roof and sleeping porch.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	159 Middle Gate
Property Type:	Residential
Era/Date of Construction:	1951
Architect/Builder:	Unknown
Building Style/Influence:	Bungalow
Construction Materials: - Roof Type & Cladding	Dominant hip roof with wings covered in a minor hip roof and shed roof Stucco cladding
Building Height:	1 storey
Garage	Single, Attached, Projecting
Alterations/ Modifications:	Addition in 1952
Distinguishing Features:	Recessed main body with projecting wings containing a garage and sunroom.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	2 East Gate
Property Type:	Residential
Era/Date of Construction:	1954
Architect/Builder:	Unknown
Building Style/Influence:	Bungalow
Construction Materials: - Roof Type & Cladding	Side gable main roof with a front facing gable featuring main entrance Brick wall cladding
Building Height:	1 storey
Garage	Double, Attached, Slightly recessed
Alterations/ Modifications:	
Distinguishing Features:	Horizontal shaped residence, prominent brick and stone sills, sidelights on front door.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	5 East Gate (north side on Cornish Ave)
Property Type:	Residential Bed and Breakfast
Era/Date of Construction:	1906
Architect/Builder:	Blair & Northwood / H. A. Mcrae
Building Style/Influence:	Classical Revival
Construction Materials: - Roof Type & Cladding	Hip roof with dormers featuring pedimented gable roofs Red brick and stone detailing
Building Height:	3 storey
Garage	1907 garage built with brick veneer finish
Alterations/ Modifications:	Interior was subdivided numerous times. Exterior has suffered some loss of massive front porch detailing.
Distinguishing Features:	Giant order columns at front with Corinthian capitals, porte-cochere at the north side of house symmetrical façade, projecting porch, decorative balusters on 2 nd storey balcony and porch, sidelights and decorative arched transom window over front door.
Heritage Value/ Character Contribution:	Briefly associated with Thomas Ryan, Winnipeg's shoe king, This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	6 East Gate
Property Type:	Residential
Era/Date of Construction:	1913
Architect/Builder:	James. M. Lethbridge / W. W. Cross
Building Style/Influence:	Tudor Revival
Construction Materials: - Roof Type & Cladding	Cross-gabled roof with shed dormer Stone veneer main floor, shingled second storey Half-timbering upper detail with stucco
Building Height:	2 ½ storey
Garage	Double, Detached, Recessed
Alterations/ Modifications:	
Distinguishing Features:	Prominent brick and stone entry stair, segmental arched hood over entry, arched front door, two storey bay on recessed main façade, half-timbering detailing, decorative roof trim and brackets (dentils).
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	14 East Gate
Property Type:	Residential
Era/Date of Construction:	1929
Architect/Builder:	Unknown
Building Style/Influence:	Tudor Revival
Construction Materials: - Roof Type & Cladding	Cross-gable roof with multi-level eaves and distinctive front hip gable Stone Veneer and stucco
Building Height:	2 storey
Garage	Single, Detached, Recessed
Alterations/ Modifications:	Re-clad stone façade around entry
Distinguishing Features:	Symmetrical with dominant half-timbering detailing, distinctive front-facing stepped chimney, stone-clad door surround, arched door, prominent brick sills, canopy with brick pillars on north side.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	15 East Gate
Property Type:	Residential
Era/Date of Construction:	1954
Architect/Builder:	Unknown
Building Style/Influence:	Bungalow
Construction Materials: - Roof Type & Cladding	Side gabled roof Rectangular cut ashlar in a regular course Brick cladding
Building Height:	2 storey
Garage	Single, Detached, Projecting
Alterations/ Modifications:	
Distinguishing Features:	Canopy on south side of projecting garage. Sidelights on front door.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	20 East Gate
Property Type:	Residential
Era/Date of Construction:	1912
Architect/Builder:	William W. Blair / Alex B. Anderson
Building Style/Influence:	Tudor Revival
Construction Materials: - Roof Type & Cladding	Full front gabled roof with bracket details Brick with stone detail, wood shingle upper level
Building Height:	2 1/2 storey
Garage	None
Alterations/ Modifications:	Screened Balcony
Distinguishing Features:	Minor use of half-timbering detail on front façade, entrance porch paired with columns and screened (sleeping) balcony, prominent stone sills and lintels, elaborate roof brackets, dominant entry stair, decorative muntins on window adjacent to front door, decorative eaves with blocking detail under balcony.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	21 East Gate
Property Type:	Residential
Era/Date of Construction:	1912
Architect/Builder:	D. R. Baribault / W. J. Wilson
Building Style/Influence:	Foursquare
Construction Materials: - Roof Type & Cladding	Low hipped roof with shed dormer Irregular stone coursing with wood shingled second storey
Building Height:	2 ½ Storey
Garage	Double, Detached, Recessed
Alterations/ Modifications:	Skylights, replaced windows, shutters
Distinguishing Features:	Symmetrical façade (slight variation on north side), dominant entry portico, prominent first storey stone lintels and sills with a unique exterior cladding on a very low foundation.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	30 East Gate
Property Type:	Residential – used as Children's Home
Era/Date of Construction:	1971
Architect/Builder:	Unknown
Building Style/Influence:	Contemporary Ranch
Construction Materials: - Roof Type & Cladding	Shallow side gabled roof with a partial second storey addition Rectangular ashlar course on main level with horizontal siding on upper storey
Building Height:	1 ½ Storey
Garage	Double, Attached, Flush
Alterations/ Modifications:	
Distinguishing Features:	Wide shaped building with offset by partial second storey, decorative screens at recessed entry and porch, sidelights on front door, shutters.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	33 East Gate
Property Type:	Residential
Era/Date of Construction:	1951
Architect/Builder:	Unknown / George Gelhorn Const.
Building Style/Influence:	Colonial Revival
Construction Materials: - Roof Type & Cladding	Side gable roof Stucco finish
Building Height:	2 Storey
Garage	Double, Detached, Recessed
Alterations/ Modifications:	Unknown
Distinguishing Features:	Modest hood over entry, concrete detailed door surround, decorative sidelights on front door, shutters. A late example of a Colonial Revival styled building with modest ornamentation.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	39 East Gate
Property Type:	Residential
Era/Date of Construction:	1907
Architect/Builder:	Paul M. Clemens / Loveday and Darling
Building Style/Influence:	Queen Anne
Construction Materials: - Roof Type & Cladding	Conical roof on tower, hip roof on main residence Red brick veneer with wood shingles on turret
Building Height:	2 ½ storey
Garage	Double and Single Door, Detached, Recessed
Alterations/ Modifications:	
Distinguishing Features:	Prominent side tower and segmental arched entranceway. Decorative brick details on façade and keystones above arched turret windows, prominent sills, arched windows, side entry (north side). A Queen Anne structure with Richardsonian Romanesque features.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	40 East Gate
Property Type:	Residential
Era/Date of Construction:	1912
Architect/Builder:	George W. Northwood / J. Wilson
Building Style/Influence:	Colonial Revival
Construction Materials: - Roof Type & Cladding	Low pitch hip roof with bellcast eaves and shed dormer Reddish brick cladding with stone detailing
Building Height:	2 ½ storey
Garage	Double, Detached, Recessed
Alterations/ Modifications:	Unknown
Distinguishing Features:	Symmetrical façade with dominant horizontal cornice and frieze, prominent entry portico with decorative columns, wide entry stair and sidelights on front door, projecting front porch with distinctive stone balustrades, prominent decorative stone detailing on façade using quoins, sills lintels and keystones.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	45 East Gate
Property Type:	Residential
Era/Date of Construction:	1930
Architect/Builder:	Unknown / J. B. Gass
Building Style/Influence:	Tudor Revival
Construction Materials: - Roof Type & Cladding	Multiple front gable roof Stucco exterior, half timbering detailing
Building Height:	2 storey
Garage	Single, Attached, Slightly recessed
Alterations/ Modifications:	
Distinguishing Features:	Tall residence with a distinctive front façade and curved eave detail, vertical windows grouped in triplets rising to doubles, round-headed windows in recessed central partition.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	48 East Gate
Property Type:	Residential
Era/Date of Construction:	1896
Architect/Builder:	Unknown
Building Style/Influence:	Queen Anne
Construction Materials: - Roof Type & Cladding	Front facing gable roof Buff coloured brick exterior
Building Height:	2 1/2 storey
Garage	Single, Detached, Recessed with projecting canopy over driveway
Alterations/ Modifications:	Screened two storey porch
Distinguishing Features:	Buff coloured local brick with closed gable supported by brackets with ornamentation, two storey veranda that wraps around two sides of the home, pilasters on veranda, decorative trim on gable, decorative roof brackets, distinctive fish-scale shingles on façade.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	51 East Gate
Property Type:	Residential
Era/Date of Construction:	1931
Architect/Builder:	Unknown / H. Smith
Building Style/Influence:	Foursquare
Construction Materials: - Roof Type & Cladding	Hipped roof with front gable Façade covered in rough-cut irregular stone
Building Height:	2 storey
Garage	None
Alterations/ Modifications:	
Distinguishing Features:	Symmetrical façade, decorative tiled door surround, stone sills. The unique stone clad exterior reflects the original owner's position as a manager of a marble and tile company.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	54 East Gate
Property Type:	Residential
Era/Date of Construction:	1954
Architect/Builder:	Harry W. Levin / Cornelius Reimer
Building Style/Influence:	Bungalow
Construction Materials: - Roof Type & Cladding	Low pitched hip roof with front hipped projection Non original buff brick cladding
Building Height:	1 storey
Garage	None
Alterations/ Modifications:	Exterior appears to be modernized
Distinguishing Features:	Recessed canopy over driveway, decorative wood railing and column at entry.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	58 East Gate
Property Type:	Residential
Era/Date of Construction:	1895
Architect/Builder:	Unknown / Boulton Cunningham
Building Style/Influence:	Queen Anne
Construction Materials: - Roof Type & Cladding	Hipped roof with lower cross gable Stucco exterior finish
Building Height:	2 ½ storey
Garage	Single, Detached, Recessed
Alterations/ Modifications:	
Distinguishing Features:	Heavily altered exterior still showcases some bargeboard detailing on the front gable and veranda with decorative columns, prominent sills.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	66 East Gate
Property Type:	Residential
Era/Date of Construction:	1956
Architect/Builder:	Levan C. Edwards, E. and M. Home Design Service
Building Style/Influence:	Two-storey Vernacular
Construction Materials: - Roof Type & Cladding	Low pitched hipped roof with wide eaves Main level finished in stucco, upper level in painted horizontal board
Building Height:	2 storey
Garage	Single, Detached, Recessed
Alterations/ Modifications:	
Distinguishing Features:	Square shape with raised main doorway articulated with brick and glass block, wide eaves.
Heritage Value/ Character Contribution:	Associated with local developer Frederick May. This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	69 East Gate
Property Type:	Residential
Era/Date of Construction:	1896
Architect/Builder:	Walter Chesterton / John Shaw
Building Style/Influence:	Tudor Revival
Construction Materials: - Roof Type & Cladding	Multiple front gable roof Main floor clad in horizontal wood boards, upper storeys detailed in half-timbering with insets of stucco. Patterned wood shingles used as cladding at the side elevation
Building Height:	2 ½ storey
Garage	Double, Attached, Flush (slight recession)
Alterations/ Modifications:	Number of exterior additions
Distinguishing Features:	Main façade of house is perpendicular to East Gate but still presents an elaborate elevation. Oriel window in front gable and dominant enclosed front porch. One of the few homes that is orientated towards a front yard perpendicular to the front street.
Heritage Value/ Character Contribution:	It is significant due to its early owners E.R. Waghorn and D H Bain. This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	72 East Gate
Property Type:	Residential
Era/Date of Construction:	1896
Architect/Builder:	Unknown / Boulton Cunningham
Building Style/Influence:	Queen Anne
Construction Materials: - Roof Type & Cladding	Medium hip pitched roof with a front gable Stucco finish on main façade with shingle detailing in front gable
Building Height:	2 ½ storey
Garage	Single, Detached, Recessed
Alterations/ Modifications:	New ornamentation at front entrance
Distinguishing Features:	Square shape is dominant, many features such as ornate transom fanlight on front door, decorative door surround with flush pediment and pilasters could be a later modernization, prominent sills.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	77 East Gate
Property Type:	Residential
Era/Date of Construction:	2010
Architect/Builder:	Creative Spaces Ltd (builder)
Building Style/Influence:	Contemporary Neo-Eclectic
Construction Materials: - Roof Type & Cladding	Roof – Combination Lean-to/Flat, roof cladding not visible
Building Height:	2 storey
Garage	Double, Attached, Projecting (garage door faces north)
Alterations/ Modifications:	
Distinguishing Features:	Dominant garage, recessed front entry, contemporary style distinctive in neighbourhood.
Heritage Value/ Character	Built outside the period of significance, differing in form, material colour, and height from neighboring residences.
Heritage Status:	



BUILT FORM

Address:	89 East Gate
Property Type:	Residential
Era/Date of Construction:	1911
Architect/Builder:	Cyril W. U. Chivers / W. W. Cross
Building Style/Influence:	Tudor Revival
Construction Materials: - Roof Type & Cladding	Gable roof with ridge running parallel to the street terminating in parapets at end gables Red brick façade
Building Height:	2 ½ storey
Garage	Single, Detached, Slightly recessed
Alterations/ Modifications:	
Distinguishing Features:	Main façade is punctuated with rectangular vertical windows which have stone sills and mostly grouped in threes, portico entrance in stone detailed with pilasters and a broken segmental arch and a cartouche.
Heritage Value/ Character	The strong architectural features present a dominant presence in Armstrong's Point. This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	90 East Gate (north side faces Blanchard Ave)
Property Type:	Residential
Era/Date of Construction:	1909
Architect/Builder:	Charles S. Bridgman / H. Simmons
Building Style/Influence:	Tudor Revival
Construction Materials: - Roof Type & Cladding	Gable roof with ridge running parallel to the street terminated by two cross gable fronts Natural ashlar irregular course façade
Building Height:	2 ½ storey
Garage	Stable built on adjacent lot was moved in 1925 behind the house and finished in stucco Single, Attached, Slightly Recessed (on Blanchard)
Alterations/ Modifications:	A swimming pool was added in the 1960s Skylight
Distinguishing Features:	Symmetrical façade, distinctive stone entry portico, prominent sills and lintels, balcony in rear (visible from Blanchard Ave), half-timbering detailing and textured stone façade with decorative blocking detail.
Heritage Value/ Character Contribution:	The home is associated with the early 20th century prominent Winnipeg Riley family. The symmetrical façade and stone detailing strongly contribute to the distinct character of the area prior to WWI. It was also later owned by developer Frederick May. This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	94 East Gate
Property Type:	Residential
Era/Date of Construction:	1963
Architect/Builder:	Unknown
Building Style/Influence:	Two-storey Vernacular
Construction Materials: - Roof Type & Cladding	Shallow hipped roof Facade clad in brick for main storey, stucco cladding for second storey
Building Height:	2 storey
Garage	Not visible from street
Alterations/ Modifications:	
Distinguishing Features:	Horizontal shaped home with a small pent roof running the wide of the first storey. Decorative window on south side of façade.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	96 East Gate
Property Type:	Residential
Era/Date of Construction:	1937
Architect/Builder:	Unknown
Building Style/Influence:	Colonial Revival
Construction Materials: - Roof Type & Cladding	Steeply pitched hip roof Textured stucco finish
Building Height:	2 storey
Garage	A permit was taken out for a garage in 1937 Detached, Recessed (door faces north)
Alterations/ Modifications:	
Distinguishing Features:	Symmetrical façade, Decorative tiled door surround, stone detailing with classical motif around main doorway. Window pattern in pairs.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	100 East Gate
Property Type:	Residential
Era/Date of Construction:	1930
Architect/Builder:	Unknown / A. E. Holmes
Building Style/Influence:	Colonial Revival
Construction Materials: - Roof Type & Cladding	Gable roof with ridge parallel to the street Horizontal clapboard siding
Building Height:	2 storey
Garage	In 1988 a double detached garage was built Double, Detached, Flush
Alterations/ Modifications:	
Distinguishing Features:	This is a classic example of a 20 th century interpretation of the Colonial Revival home, typical features include symmetrical façade, balanced window and central doorway with decorative gabled roof, pilasters, and multi-pane windows with shutters.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	111 East Gate
Property Type:	Residential
Era/Date of Construction:	1953
Architect/Builder:	Unknown
Building Style/Influence:	Contemporary Split-level Ranch
Construction Materials: - Roof Type & Cladding	Multi-level front facing gable roof Common tan coloured veneer brick face with stucco siding and clapboard siding on upper level
Building Height:	2 storey
Garage	Double, Detached, Recessed
Alterations/ Modifications:	1971 the house was expanded
Distinguishing Features:	Low horizontal shaped dwelling with an off-centre second storey.
Heritage Value/ Character Contribution:	This home is a Frederick May development on the site of 1882 dwelling. This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	112 East Gate
Property Type:	Residential
Era/Date of Construction:	1954
Architect/Builder:	Harry W. Levin / Unknown
Building Style/Influence:	Two-storey Vernacular
Construction Materials: - Roof Type & Cladding	Medium pitched hip roof with small projecting roof separating both stories Light coloured brick veneer with decorative pattern on either side of the doorway on main storey, second storey clad with horizontal siding
Building Height:	2 storey
Garage	Built in 1954 Double, Detached, Recessed
Alterations/ Modifications:	
Distinguishing Features:	Horizontal detailed residence, symmetrical façade with horizontal windows, veranda.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	115 East Gate
Property Type:	Residential
Era/Date of Construction:	1953
Architect/Builder:	Frederick F. LeMaistre / Edwin Brault
Building Style/Influence:	Two-storey Vernacular
Construction Materials: - Roof Type & Cladding	Gable roof with ridge parallel to the street Painted brick main floor with horizontal siding upper level
Building Height:	2 storey
Garage	1953 garage built, 1954 dwelling enlarged with an addition over the garage, an additional garage also built Double, Attached, Flush
Alterations/ Modifications:	Garage addition
Distinguishing Features:	Multi-planed façade with square elements.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	121 East Gate
Property Type:	Residential
Era/Date of Construction:	1954
Architect/Builder:	Unknown
Building Style/Influence:	Contemporary Ranch
Construction Materials: - Roof Type & Cladding	Gabled hipped roof Horizontal siding with a small portion of brick veneer at basement level
Building Height:	1 storey
Garage	Single, Attached, Flush (on downward slope)
Alterations/ Modifications:	
Distinguishing Features:	Typical lightly-ornamented 1950s home, large panel of glass block in main entrance hall with pronounced brick sill, distinctive red brick chimney.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	125 East Gate
Property Type:	Residential
Era/Date of Construction:	1927
Architect/Builder:	Unknown / W. P. Wallace
Building Style/Influence:	Tudor Revival
Construction Materials: - Roof Type & Cladding	Multi-level cross gables with projecting eaves Textured stucco cladding
Building Height:	2 storey
Garage	Single, Attached, Recessed
Alterations/ Modifications:	
Distinguishing Features:	Tudor shaped cottage features a distinct roof profile. Pronounced round-headed recessed entry with decorative brick door surround.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	126 East Gate
Property Type:	Residential
Era/Date of Construction:	2003
Architect/Builder:	No. 10 Architects (Robert Eastwood) / Character Homes Ltd.
Building Style/Influence:	Contemporary Neo-Eclectic
Construction Materials: - Roof Type & Cladding	Multi- level roof with very wide eaves Slight textured stucco finish
Building Height:	2 storey
Garage	Double, Attached, Recessed (door faces north)
Alterations/ Modifications:	
Distinguishing Features:	Contemporary horizontal style distinct in neighbourhood, canopy over entry and multi-recessed main elevation.
Heritage Value/ Character Contribution:	Built outside the period of significance, differing in form, material colour, and height from neighbouring residences.
Heritage Status:	



BUILT FORM

Address:	129 East Gate
Property Type:	Residential
Era/Date of Construction:	1953
Architect/Builder:	Unknown
Building Style/Influence:	Bungalow
Construction Materials: - Roof Type & Cladding	Offset cross high gable façade Ochre stretcher brick cladding with decorative vertical brick accents Front gable clad in horizontal boards
Building Height:	1 storey
Garage	Double, Attached, Flush (slight recession)
Alterations/ Modifications:	
Distinguishing Features:	Typical bungalow with brick details on façade, decorative sidelights on front door.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	135 East Gate
Property Type:	Residential
Era/Date of Construction:	1927
Architect/Builder:	Unknown / McCarrol Construction Co.
Building Style/Influence:	Tudor Revival
Construction Materials: - Roof Type & Cladding	Hipped roof with front facing gable and cross gabled extension, Multi-level eave Textured stucco cladding
Building Height:	1 ½ storey
Garage	Not visible from street
Alterations/ Modifications:	
Distinguishing Features:	Distinctive Tudor façade typical of the 1920s, tall vertical windows in multi-groupings, decorative stone and concrete door surround, arched front door, ornate metal roof brackets.
Heritage Value/ Character Contribution:	The home is associated with Justice Guy, a strong proponent for the neighbourhood. This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	138 East Gate
Property Type:	Residential
Era/Date of Construction:	1911
Architect/Builder:	David W. F. Nichols / Watkins Brothers
Building Style/Influence:	Colonial Revival
Construction Materials: - Roof Type & Cladding	Full front gambrel roof with half timbering Shingled exterior with stucco infill Stone columns support a smaller hipped roof
Building Height:	2 ½ storey
Garage	Double, Detached, Recessed
Alterations/ Modifications:	Front screened in porch addition, entry moved to north side
Distinguishing Features:	Massive gambrel front with half-timbering detail, bell cast eaves covering front veranda, supported by rough cut stone pillars, dormer windows, entrance on north side. An early example of a Colonial Revival style incorporating Tudor influences.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	140 East Gate
Property Type:	Residential
Era/Date of Construction:	1985
Architect/Builder:	Murray R. Wilson / Unknown
Building Style/Influence:	Contemporary Neo-Eclectic
Construction Materials: - Roof Type & Cladding	Multi-eave hipped roof Red brick veneer front façade, stucco clad side elevation
Building Height:	2 storey
Garage	Single, Attached, Projecting
Alterations/ Modifications:	
Distinguishing Features:	Multi-form shaped residence, deep front entry portico, two storey bay front window with a tall round-headed window.
Heritage Value/ Character Contribution:	Built outside the period of significance, differing in form, material colour, and height from neighbouring residences.
Heritage Status:	



BUILT FORM

Address:	147 East Gate
Property Type:	Residential
Era/Date of Construction:	1882
Architect/Builder:	Unknown
Building Style/Influence:	Italianate
Construction Materials: - Roof Type & Cladding	Hipped roof with projecting front facing gable roof atop an oriel window Shed dormer, oriel window clad in fish scale shingles Buff coloured brick exterior
Building Height:	2 storey
Garage	Double, Detached, Projecting
Alterations/ Modifications:	1900 Architect S. Frank Peters designed a 1 storey brick addition
Distinguishing Features:	The only Italianate styled home in the Point featuring decorative balustrades and two visible balconies, ornate roof brackets, pronounced sills and arched windows, distinct oriel window. Chimneys on side elevations are decorated above chimney line. Tall narrow windows with segmental arch heads and projecting sills.
Heritage Value/ Character Contribution:	Although the property has been greatly altered, its Italianate elements, which are still fairly visible and as the former site of the famous "Birdcage Club", which was owned by a prominent early Winnipeg businessman, give it special consideration. This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014



BUILT FORM

Address:	149 East Gate
Property Type:	Residential
Era/Date of Construction:	1949
Architect/Builder:	Unknown / George Gelhorn Construction
Building Style/Influence:	Two-storey Vernacular
Construction Materials: - Roof Type & Cladding	Moderate hipped roof with shallow eaves Stucco exterior finish
Building Height:	2 storey
Garage	None
Alterations/ Modifications:	
Distinguishing Features:	Distinctive concrete door surround. Architecture replicated on 151 East Gate (adjacent property to the west), horizontal window shape.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	151 East Gate
Property Type:	Residential
Era/Date of Construction:	1949
Architect/Builder:	Unknown / George Gelhorn Construction
Building Style/Influence:	Two-storey Vernacular
Construction Materials: - Roof Type & Cladding	Moderate hipped roof with shallow eaves Stucco exterior finish
Building Height:	2 storey
Garage	None
Alterations/ Modifications:	
Distinguishing Features:	Distinctive concrete door surround, Architecture replicated on 149 East Gate (adjacent property to the east).
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	



BUILT FORM

Address:	155 East Gate (also known as 145 Middle Gate)
Property Type:	Residential
Era/Date of Construction:	1896
Architect/Builder:	Walter Chesterton / Sinclair B. Ritchie William W. Blair stable in 1908
Building Style/Influence:	Queen Anne
Construction Materials: - Roof Type & Cladding	Hipped roof with cross gables Stone foundation with dark red brick cladding, half-timbering with stucco
Building Height:	2 ½ storey
Garage	None
Alterations/ Modifications:	Exterior porches removed, stable demolished Originally had an elaborate veranda
Distinguishing Features:	Main entrance faces Middle Gate, half-timbering detail wide barge boards in gable fronts, elaborate brickwork on chimneys and along eave line on front elevation and above main floor windows, elaborate portico with pediment over main entrance, corner pavilion, side porch, terra cotta chimney insert This elaborate home was built for William J. Tupper, son of Sir Charles Tupper, Prime Minister and Father of Confederation. William Tupper was Manitoba's Lieutenant-Governor in the 1930s. In 1948 Frederick May purchased the property and converted it into a duplex, and subdivided the land to create two additional building lots. The Queen Anne design of the home and its exterior decorative elements, orientation towards the Assiniboine River and its historical association all contribute to its major significance.
Heritage Value/ Character Contribution:	This property contributes to Armstrong's Point streetscape with a house form similar in height and front yard setback to its neighbours.
Heritage Status:	On "Commemorative List" under By-law No. 15/2014

Inventory of Property Landscapes - LANDSCAPE



LANDSCAPE/SETTING

Address:	9 Blanchard Avenue (east side on East Gate)
Vegetation:	Trees: Ulmus, Picea New plantings in extensive wood-chip mulch bed wrap around foundation and undulate into property
Lawn:	Yes
Sidewalks (on private property):	Direct
Driveway:	Double width, Concrete
Parking:	Concrete pad on driveway
Landscape Structures:	None
Fencing: Utility/Decorative	Wood fence on west side of property
Decorative Walls:	None
Special Notes:	Corner property, east side on East Gate Distinctive mounded mulch bed wrapping around property and undulating into front and side yard Fencing that delineates private space separates driveway from property on the west side



West Gate



Middle Gate



East Gate

LANDSCAPE/SETTING

Address:	Cornish Gates – The Gates flank each primary road into Armstrong's Point. The Gates at Middle Gate and East Gate face Cornish Avenue, The Gates on West Gate face Sherbrook Street.
Vegetation:	West Gate – Trees: Picea, Fraxinus, Foliage set further back from Gates (appear more pronounced) specimen trees visible behind structure Middle Gate – Trees: Ulmus, hedges from flanking private properties meet pillars on private sides of public sidewalk and frame the Gates East Gate – Trees: Acer negundo, Dense foliage behind and on the sides of the Gates envelop and frame structure
Lawn:	Yes (on Boulevard)
Sidewalks (on private property):	Sidewalks on West, Middle, and East Gate are flanked by the Gates
Driveway:	The Gates at West Gate, East Gate, and Middle Gate are bisected by their respective roads
Landscape Structures:	The Gates can be considered a landscape structure (see built inventory)
Fencing: Utility/Decorative	East Gate – wood fence on north side of 2 East Gate meets far west pillar of Gate
Special Notes:	The Gates define the entrance into the neighbourhood of Armstrong's Point. They are located on the north side of each of the primary streets (West Gate, Middle Gate, and East Gate). Situated on public property; Boulevard The Gates are a prominent character defining element of the neighbourhood The Gates are primarily viewed from Cornish Avenue and Sherbrook Street



LANDSCAPE/SETTING

Address:	70 Cornish Avenue
Vegetation:	Trees: Picea, Ornamentals Perennial foundation planting
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Single width, Brick
Parking:	Brick parking pad on east side of driveway in front of entrance
Landscape Structures:	None
Fencing: Utility/Decorative	Decorative metal fence defines front property line and backyard
Decorative Walls:	None
Special Notes:	Obscured views of property (mature Picea) Smaller set-back from street than adjacent property on east side (2 Middle Gate – faces Cornish Avenue), Appearance of larger set-back from street than adjacent property on west side (76 Cornish Avenue) due to angle of street East property line defined by dense naturalized screen, West property line defined by perennial bed and hedge Narrow gap between 70 Cornish and 76 Cornish (defined by narrow planting)



LANDSCAPE/SETTING

Address:	76 Cornish Avenue (West side towards of 15 West Gate)
Vegetation:	Trees: Various ornamentals (boulevard Ulmus) Dense vegetation, extensive front perennial garden, Vines along fence
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Double width, Asphalt
Parking:	Parking in front of property on double driveway, Asphalt (no garage)
Landscape Structures:	None
Fencing: Utility/Decorative	Utility fence defines backyard
Decorative Walls:	None
Special Notes:	Corner property at intersection of Sherbrook Avenue and Cornish Avenue Narrow gap between 70 Cornish and 76 Cornish (defined by narrow planting) Obscured views of landscape and property Irregular corner property, faces Cornish Avenue (north side), landscaping wraps around onto West Gate West side faces rear 15 West Gate Appearance of smaller set-back from street than adjacent eastern property (70 Cornish Avenue) due to angle of road



LANDSCAPE/SETTING

Address:	15/17 West Gate (north side on intersection of Cornish Avenue and Sherbrook Street)
Vegetation:	Trees: Quercus, Ulmus, Juvenile Tilia Shrub plantings around foundation Dense hedges surround property on West Gate and north side
Lawn:	Yes
Sidewalks (on private property):	Direct
Driveway:	Single width, Asphalt
Parking:	Asphalt parking pad on south side driveway
Landscape Structures:	Entrance Gates on boulevard on north west corner
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Shorter set-back on West Gate relative to adjacent properties Substantial setback on north side from street intersection Obscured views of property presented by various tree and shrub plantings and dense hedges Heavy tree line defines south property line



LANDSCAPE/SETTING

Address:	20 West Gate (north side on Sherbrook Street)
Vegetation:	Trees: Ulmus, Picea, Fraxinus, Quercus, Tilia Perennial and shrub plantings around foundation
Lawn:	Yes
Sidewalks (on private property):	2 Sidewalks: Direct – Wide sidewalk from Street, across public sidewalk, to entry Direct- Narrow subsidiary walkway cuts diagonally across front property to wrap around north side to backyard
Driveway:	None
Parking:	
Landscape Structures:	Retaining walls on north side along walkway Entrance Gates on boulevard on north east corner
Fencing: Utility/Decorative	Utility fence on south property line
Decorative Walls:	None
Special Notes:	Corner lot at entrance into neighbourhood, north side on Sherbrook Street Large property, river access in backyard Tree plantings along southern property line * Notable juvenile Ulmus Americana planted in 1993 on Arbor day to support the Coalition to Save the Elms behind the library *



LANDSCAPE/SETTING

Address:	21 West Gate
Vegetation:	Trees: Quercus, Ulmus, Prunus virginiana, Two ornamentals at foundation Perennial bed along north side of property
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Single width, Widens to accommodate access to front entry stair, Asphalt
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	Front property line defined by decorative fence, Utility fence defines south property line Wood fence recessed along north property line continues to define backyard
Decorative Walls:	None
Special Notes:	Dense tree and shrub plantings along north property line Mature trees in front yard obscure views of property



LANDSCAPE/SETTING

Address:	25 West Gate
Vegetation:	Trees: Quercus, Ulmus Hedge plantings along front property line
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Double width, narrows to single width along residence, Asphalt
Parking:	Parking pad on south side of driveway in front of entrance, Asphalt
Landscape Structures:	None
Fencing: Utility/Decorative	Utility fence on north property line Wooden fence along south property line
Decorative Walls:	None
Special Notes:	Dense hedge planting along front property line and tall mature trees obscure views of property Set-back from adjacent southern property



LANDSCAPE/SETTING

Address:	30 West Gate
Vegetation:	Trees: Quercus, Ulmus Dense hedges along front and south property line Foundation planting on south side of driveway
Lawn:	Yes
Sidewalks (on private property):	Direct
Driveway:	Single width, Asphalt
Parking:	Gravel parking pad on south side of driveway
Landscape Structures:	None
Fencing: Utility/Decorative	Utility fence defines backyard and north property line
Decorative Walls:	None
Special Notes:	Narrow property Obscured views presented by tall, dense front and side hedge border



LANDSCAPE/SETTING

Address:	31 West Gate
Vegetation:	Trees: Ulmus, Quercus, Acer negundo Coniferous plantings along foundation and in large front shrub bed
Lawn:	Yes
Sidewalks (on private property):	Direct
Driveway:	Single width, Asphalt
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	Wooden fence along north property line
Decorative Walls:	None
Special Notes:	Various large mature trees in front property are the dominant landscape feature



LANDSCAPE/SETTING

Address:	36 West Gate
Vegetation:	Trees: Quercus, Ulmus, Picea, Acer negundo Foundation planting – low deciduous perennials on south side of entry stair, coniferous shrubs on north side of entry stair Hedge plantings on north side of driveway
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width, Asphalt
Parking:	Parking pad on north side of driveway, Asphalt
Landscape Structures:	None
Fencing: Utility/Decorative	Utility fence defines backyard
Decorative Walls:	None
Special Notes:	Large Picea in front yard obscure view of property Hedge plantings define north property line



LANDSCAPE/SETTING

Address:	39 West Gate
Vegetation:	Trees: Quercus, Acer negundo Tree and shrub plantings along foundation
Lawn:	Yes
Sidewalks (on private property):	Direct
Driveway:	Single width, Gravel (and grass)
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Tree plantings along foundation obscure view of residence and backyard



LANDSCAPE/SETTING

Address:	40 West Gate
Vegetation:	Trees: Quercus, Thuja Planter bed at foundation, shrub plantings Hedges along front property line
Lawn:	Yes
Sidewalks (on private property):	Direct
Driveway:	Single width, Gravel
Parking:	
Landscape Structures:	Two tyndall stone pillars (one south side of driveway, one southeast corner of property)
Fencing: Utility/Decorative	Decorative metal fence on front property line, Utility fence defines south property line
Decorative Walls:	None
Special Notes:	Set-back from adjacent properties to the north Hedges obscure decorative fence along front property line Tree plantings bordering north side of driveway define property line



LANDSCAPE/SETTING

Address:	45 West Gate
Vegetation:	Trees: Quercus, Ulmus Modest foundation planting
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width, Concrete, Gravel at garage door
Parking:	Gravel parking pad on south side of driveway
Landscape Structures:	None
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Tree plantings define north property line along driveway Narrow gap between residence and adjacent residence on the south side * Notable Quercus macrocarpa – three clustered together on north side of driveway *



LANDSCAPE/SETTING

Address:	50 West Gate
Vegetation:	Trees: Ulmus, Acer negundo Newly planted perennial border wraps across foundation and front property line, tree plantings along north side of border
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width, Asphalt
Parking:	
Landscape Structures:	Tyndall stone pillars on front property line (two border driveway, one on the northeast corner of property (shared with 40 West Gate)
Fencing: Utility/Decorative	Decorative metal fence defines front property line Utility fence on north property line
Decorative Walls:	None
Special Notes:	Mature trees line south and north side of property – obscure views of adjacent properties



LANDSCAPE/SETTING

Address:	51 West Gate
Vegetation:	Trees: Sorbus, Picea, Ulmus, Acer negundo, Tilia Hedge along foundation
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Single width, Concrete
Parking:	Parking pad on north side of driveway, Concrete
Landscape Structures:	None
Fencing: Utility/Decorative	Wood fence defines backyard
Decorative Walls:	None
Special Notes:	Narrow gap between residence and neighbouring residences



LANDSCAPE/SETTING

Address:	54 West Gate
Vegetation:	Trees: Querus, Ulmus Irregular shrub foundation planting
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Circle driveway with two entrances, Concrete
Parking:	Parking on South side of driveway and North side behind school house
Landscape Structures:	Five brick pillars with tyndall stone base and cap at gate at South driveway entrance Three free-standing plaques: two at gate, one in centre on East side of property
Fencing: Utility/Decorative	Decorative metal fencing between pillars at south driveway entrance gate
Decorative Walls:	None
Special Notes:	Vegetation screen on south property line including varied trees and shrubs Ulmus tree screen on north property line



LANDSCAPE/SETTING

Address:	57 West Gate
Vegetation:	Trees: Tilia, Ulmus Foundation hedge along front of house
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Single width, Asphalt
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	Wood fence in back
Decorative Walls:	None
Special Notes:	Narrow gap between residence and adjacent northern residence



LANDSCAPE/SETTING

Address:	65 West Gate
Vegetation:	Trees: Picea, Ulmus, Thuja Various coniferous plantings along foundation
Lawn:	Yes
Sidewalks (on private property):	Direct
Driveway:	Single width, Asphalt
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	Wood fence in back and along north property line
Decorative Walls:	None
Special Notes:	Stump near southwest corner of property



LANDSCAPE/SETTING

Address:	66 West Gate
Vegetation:	Trees: Quercus, Acer, Picea, Thuja Extensive natural vegetation (perennials, shrubs and trees) bordering property Modest perennial foundation planting
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width, Gravel
Parking:	
Landscape Structures:	Brick and tyndall stone pillar in south corner of property
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Naturalized vegetation surrounds property Obscured views Large gap between property line and adjacent residence on the north side



LANDSCAPE/SETTING

Address:	71 West Gate
Vegetation:	Trees: Acer negundo, Quercus, Ulmus Varied shrubs and perennials along front foundation
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Double width, narrowing to single along residence, Asphalt
Parking:	Front of driveway acts as parking pad in front of entry steps, Asphalt
Landscape Structures:	None
Fencing: Utility/Decorative	Wood fence in back and extends partially along north property line Decorative metal fence on south side of residence, defines backyard
Decorative Walls:	None
Special Notes:	Various mature trees are the dominant landscape feature on the property



LANDSCAPE/SETTING

Address:	74 West Gate
Vegetation:	Trees: Picea, many mature Acer negundo Perennial garden along north property line that connects to naturalized vegetation in front
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Single width, expands at garage, Gravel
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Natural vegetation along south and front property lines Obscured views



LANDSCAPE/SETTING

Address:	79 West Gate
Vegetation:	Trees: Ulmus, Quercus Shrub foundation planting
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Single width, Gravel
Parking:	Parking pad off south side of driveway, Concrete brick pavers
Landscape Structures:	Geometric sculpture on stone base near centre of lawn
Fencing: Utility/Decorative	Metal fence and gate recessed on north side of residence, defines backyard Wood utility fence on south side of residence, defines backyard
Decorative Walls:	None
Special Notes:	Moderate planting on right side of driveway, lined with boulders Varied perennial planting bed along north property line, extending to centre of lawn and around tree



LANDSCAPE/SETTING

Address:	85 West Gate
Vegetation:	Trees: Quercus, Ulmus Thick varied shrubs along foundation and bordering the north side
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width expands at recessed garage, Asphalt
Parking:	
Landscape Structures:	Low brick wall around foundation planting bed on front, south side of house
Fencing: Utility/Decorative	Wood fence defines backyard
Decorative Walls:	None
Special Notes:	Natural vegetation along north property line Slight rise/mound in rear of front lawn, towards house Shares driveway with 91 West Gate



LANDSCAPE/SETTING

Address:	86 West Gate Mennonite Collegiate
Vegetation:	Trees: Ulmus, Picea, Acer negundo, Tilia, Quercus
Lawn:	Yes
Sidewalks (on private property):	Various Direct walkways to courtyard
Driveway:	Double width, Asphalt
Parking:	Parking lot, Asphalt
Landscape Structures:	None
Fencing: Utility/Decorative	Utility fencing in back
Decorative Walls:	None
Special Notes:	Large property Mulch bed with tables and tree bosque in front Tall vegetation screen at North-East Property Line Shares south property line with Blanchard Park Basketball Court with asphalt hardscape Grass field around South side Thick natural vegetation along north side of property



LANDSCAPE/SETTING

Address:	91 West Gate
Vegetation:	Trees: Quercus, Ulmus, Tilia Vines climbing front southwest corner of house Varied perennial foundation planting
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width, Asphalt
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Short shrubs define south property line Driveway attached to that of 85 West Gate on north side



LANDSCAPE/SETTING

Address:	97 West Gate (south side on Blanchard Avenue)
Vegetation:	Trees: Tall Picea, Quercus, Thuja Raised foundation planting wrapping from front to north side of house Natural vegetation along Blanchard Avenue Perennial border along Blanchard Avenue fence
Lawn:	Yes
Sidewalks (on private property):	Direct
Driveway:	Double width driveway on Blanchard Avenue, Concrete
Parking:	
Landscape Structures:	Five pillars define property line, Brick and concrete with tyndall stone coping (two located on West Gate, three on Blanchard Avenue)
Fencing: Utility/Decorative	Decorative metal fencing surrounds property bounded by pillars noted above Gate in front opens to private sidewalk
Decorative Walls:	None
Special Notes:	Corner lot, faces West Gate, south side on Blanchard Tall Thuja and a small section of shrubs line the fence along the south property line Short shrubs line the fence along the north property line Trees and various shrubs obscure view of back



LANDSCAPE/SETTING

Address:	112 West Gate
Vegetation:	Trees: Many Quercus, Dominant-type Picea
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Single width, Gravel
Parking:	Dominant gravel parking pad in front of house, Parking pad is slightly higher in grade than the front lawn
Landscape Structures:	None
Fencing: Utility/Decorative	Short black, metal decorative fencing in shrub line along South side
Decorative Walls:	None
Special Notes:	Substantial set-back from street Natural vegetation from Blanchard Park borders the north side of the property Varied hedges and perennials border the front and south property lines Obscured views



LANDSCAPE/SETTING

Address:	115 West Gate (north side on Blanchard Avenue)
Vegetation:	Trees: Picea, Ulmus, Acer, Betula Vines, Extensive plantings around foundation on north (Blanchard) side Hedge plantings on south property line
Lawn:	Yes
Sidewalks (on private property):	Direct
Driveway:	Double width, Brick (on Blanchard Avenue)
Parking:	Parking pad on west side of driveway, Brick
Landscape Structures:	None
Fencing: Utility/Decorative	Wood fence defines backyard Stone and decorative metal fence define backyard on Blanchard Avenue (Connecting garage to residence)
Decorative Walls:	None
Special Notes:	Corner property, west side on West Gate, north side on Blanchard Avenue Short set back from street on north (Blanchard Avenue) side Hedges define south property line Extensive plantings on property obscure views and are the dominant landscape feature



LANDSCAPE/SETTING

Address:	118 West Gate
Vegetation:	Trees: Quercus, Acer negundo Naturalized vegetation on north property line Modest plantings along foundation
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Double width, Gravel
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Numerous mature Quercus are dominant landscape feature, Acer negundo define north property line Narrow property emphasized by tall naturalized vegetative screen on north property line, bordering driveway



LANDSCAPE/SETTING

Address:	119 West Gate
Vegetation:	Trees: Ulmus, Quercus Front garden bed between driveway and sidewalk Shrub plantings on north property line
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width, Asphalt and Concrete
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	Wood fence recessed, along north property line
Decorative Walls:	None
Special Notes:	Shrub and tree plantings border driveway and define north property line



LANDSCAPE/SETTING

Address:	123 West Gate
Vegetation:	Trees: Ulmus Sparsely planted perennial beds Thuja plantings partially along north property line Short hedge south side of driveway
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Single width, expands at double garage, Concrete
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Short hedges along driveway define south property line



LANDSCAPE/SETTING

Address:	124 West Gate
Vegetation:	Trees: Quercus, Juvenile Picea Shrub plantings along north side of driveway Foundation planting
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width, Gravel (and grass)
Parking:	Parking pad on north side of driveway, Gravel (and grass)
Landscape Structures:	None
Fencing: Utility/Decorative	Wood fence along south property line
Decorative Walls:	None
Special Notes:	Narrow property Small gap between residence and adjacent residence to the north



LANDSCAPE/SETTING

Address:	131 West Gate
Vegetation:	Trees: Picea, Ulmus, Quercus Various perennials along foundation
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Circle driveway (two entrances), Brick
Parking:	Driveway continues to form parking pad on north and south sides of property
Landscape Structures:	None
Fencing: Utility/Decorative	Wood fence surrounds backyard
Decorative Walls:	None
Special Notes:	Vegetative screen runs along the south property line



LANDSCAPE/SETTING

Address:	134 West Gate
Vegetation:	Trees: Picea, Ulmus, Acer negundo, Quercus Perennial border and foundation planting (obscured)
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Circular driveway with two entrances, Brick Winds back to garage on West side
Parking:	
Landscape Structures:	Secondary pillar (tyndall stone with sandstone base and coping) from Bannatynes castle on southeast corner of driveway (shared with 146 West Gate)
Fencing: Utility/Decorative	Decorative fence in back
Decorative Walls:	None
Special Notes:	Tall hedges along front property line Vegetation including shrubs and trees (Picea, Ulmus) along south property line Obscured views * Two + 100 year old Ulmus Americana on south side of property, Manitoba Heritage registry identified three Quercus macrocarpa, named "Three Sisters Oaks" age for each - 215 years, located in backyard *



LANDSCAPE/SETTING

Address:	137 West Gate
Vegetation:	Trees: Tilia, Acer negundo, Quercus, Prunus virginiana Vines, and various perennials and shrubs in foundation planting Perennial border
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width, Grown over asphalt and gravel
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Naturalized vegetation along north property line Low perennials and tree screen along south property line



LANDSCAPE/SETTING

Address:	146 West Gate
Vegetation:	Trees: Ulmus Hedges surround property
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Single width, Concrete
Parking:	Parking pad at garage, south side of driveway, Concrete
Landscape Structures:	Two primary pillars (tyndall stone pillars, sandstone base and coping) from Bannatynes castle flank driveway, Additional secondary pillar on northeast corner (shared with 134 West Gate)
Fencing: Utility/Decorative	Utility fence defines backyard
Decorative Walls:	None
Special Notes:	Minimal landscaping Pruned hedges surround property



LANDSCAPE/SETTING

Address:	147 West Gate
Vegetation:	Trees: Ulmus, Picea, Quercus, Tilia, Prunus virginiana Low perennials and trees along foundation Hedge plantings on south side of driveway
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Circle Driveway, Asphalt
Parking:	Parking pad on north and south sides of residence
Landscape Structures:	None
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Large mature trees in front property, surrounded by circle driveway Various trees and shrubs along north property line



LANDSCAPE/SETTING

Address:	150 West Gate
Vegetation:	Trees: Picea, Thuja, Acer negundo, Malus Perennial foundation planting Hedges along front and north property line, Vegetative screen along south property line
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Double width, Concrete
Parking:	
Landscape Structures:	Two pillars from Bannatynes Castle (tyndall stone with sandstone base and coping) on front property line, slightly north of driveway
Fencing: Utility/Decorative	Utility fence defines backyard
Decorative Walls:	None
Special Notes:	Dense tree and shrub plantings define south property line and obscure views of adjacent property Hedges along define front and north property lines



LANDSCAPE/SETTING

Address:	157 West Gate
Vegetation:	Trees: Ulmus, Tilia Substantial planting beds in front and along foundation continue along residence to backyard Perennial border continues on south curve
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Circle driveway, Concrete and brick Section continues straight, flanking north side of property
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	Decorative metal fence defines property line along south curve of West Gate
Decorative Walls:	None
Special Notes:	Property situated on curve of West Gate, Substantial set-back from south side of residence and exposed south side and backyard Tall hedge plantings define north side of property Perennial border along south curve of property obscure views of property and defines the property line



LANDSCAPE/SETTING

Address:	162 West Gate
Vegetation:	Trees: Acer negundo Tree and shrub borders on north and south property lines Substantial front perennial bed in front of parking pad
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Single width, Asphalt
Parking:	Gravel parking pad on south side of driveway
Landscape Structures:	None
Fencing: Utility/Decorative	Wood fence defines backyard
Decorative Walls:	None
Special Notes:	Tall vegetative screens define north and south property lines, obscuring views of adjacent properties Distinctive wooden ramp to front entrance Large set-back from street, property on West Gate curve



LANDSCAPE/SETTING

Address:	166 West Gate
Vegetation:	Trees: Quercus, Picea Perennial border along foundation
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width expanding at garage, Concrete
Parking:	
Landscape Structures:	Secondary pillar (tyndall stone with sandstone base and coping) from Bannatynes castle on northeast corner of property
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Large set-back from street, property on West Gate curve East side of property defined by trees and perennial plantings West side of property defined by tree screen * Pre-architectural Quercus macrocarpa border front property line *



LANDSCAPE/SETTING

Address:	180 West Gate
Vegetation:	Trees: Ulmus, Quercus, Acer negundo Naturalized vegetation and perennial border on east and west sides of property, Stone planting bed along foundation Hedge plantings partially extend along east property line
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width, Curves across property towards back
Parking:	Parking pad recessed along west side of residence
Landscape Structures:	None
Fencing: Utility/Decorative	Utility fence defines backyard on east side of residence
Decorative Walls:	None
Special Notes:	Dense vegetation borders property on east and west sides, continues to backyard Hedge plantings extend partially along east property line Obscured views of adjacent properties Parking pad slightly obscured by thick vegetation on site Large set-back from street, on West Gate curve



LANDSCAPE/SETTING

Address:	184 West Gate
Vegetation:	Trees: Picea, Quercus, Acer negundo, Various ornamentals Perennial plantings along foundation and partially border west side of driveway Hedge plantings on east and west property lines
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width, Asphalt
Parking:	
Landscape Structures:	Two stone pillars flanking driveway
Fencing: Utility/Decorative	Decorative metal fence defines backyard
Decorative Walls:	None
Special Notes:	Substantial set-back from street, on West Gate curve Large property; wide gap between adjacent properties Hedge plantings define west property line Hedge and tree plantings define east property line



View from Middle Gate

View from East Gate

LANDSCAPE/SETTING

Address:	186 West Gate (east side on Middle Gate) River Gate Inn
Vegetation:	Trees: Picea, Ulmus, Acer negundo, Thuja, Sorbus, Betula Hedge plantings along east and west side Short plantings along front property line
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Circle driveway, access points on both Middle Gate and West Gate, Asphalt Additional short double driveway on Middle Gate
Parking:	Parking on Middle Gate, not visible from West Gate
Landscape Structures:	None
Fencing: Utility/Decorative	Back yard defined by wood fence
Decorative Walls:	None
Special Notes:	Corner property, east side on Middle Gate Substantial set-back from West Gate Obscured views of property presented by dense vegetation and various trees on both West Gate and Middle Gate Hedge plantings define east and west property lines, short hedges define front property line (West Gate)



LANDSCAPE/SETTING

Address:	2 Middle Gate (faces Cornish Avenue)
Vegetation:	Trees: Picea, Various ornamentals, Juvenile Ulmus (Cornish side) Substantial perennial plantings and foundation planting Dense wrapping hedges
Lawn:	Yes
Sidewalks (on private property):	Direct
Driveway:	Single width, expands at garage, Brick
Parking:	
Landscape Structures:	Pillar from Middle Gate entrance gate on north east corner of property
Fencing: Utility/Decorative	Wood fence defines north property line, Decorative metal fence (obscured by hedges) on front property line (Middle Gate)
Decorative Walls:	None
Special Notes:	Corner Lot at entrance into neighbourhood Pruned hedge border surrounds property on both Middle Gate and Cornish Avenue Dense vegetation obscures view of property



LANDSCAPE/SETTING

Address:	6 Middle Gate
Vegetation:	Trees: Quercus, Ulmus, Thuja Perennial foundation planting Hedge plantings on north and south sides
Lawn:	Yes
Sidewalks (on private property):	Direct
Driveway:	Two driveways border property on north and south, both are single width and Asphalt
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	North property line defined by wood fence
Decorative Walls:	None
Special Notes:	South property line defined by dense hedge/tree screen North property line defined by dense hedges and wood fence Slight mound in topography along property foundation Two driveways on property



LANDSCAPE/SETTING

Address:	9 Middle Gate (north side on Cornish Avenue)
Vegetation:	Trees: Tilia, Ulmus, numerous mature Quercus Perennial border and various plantings Hedge plantings on property lines
Lawn:	Yes
Sidewalks (on private property):	Direct
Driveway:	On Cornish Avenue, single width expands at garage, Gravel
Parking:	
Landscape Structures:	Pillar from Middle Gate entrance gate on north east corner of property
Fencing: Utility/Decorative	Wood fence defines backyard on Cornish Avenue
Decorative Walls:	None
Special Notes:	Corner Lot at entrance into neighbourhood Large set-back from street Hedges along front property line on Middle Gate Low perennial garden along Cornish Avenue property line, Unobstructed views * Grove of pre-architectural Quercus macrocarpa (+150yrs) in front) *



LANDSCAPE/SETTING

Address:	12 Middle Gate
Vegetation:	Trees: Quercus Extensive perennial garden on property and along foundation Naturalized vegetative screen and hedge plantings on north and south property lines
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Slightly wider than single width, Concrete
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	Wood picket fence on front property line
Decorative Walls:	None
Special Notes:	Dense vegetative screens define north and south property lines Hedge and Quercus on north border, slightly naturalized on south border



LANDSCAPE/SETTING

Address:	15 Middle Gate
Vegetation:	Trees: Tilia, Quercus Extensive front perennial garden, encircles small patch of lawn
Lawn:	Yes
Sidewalks (on private property):	Direct
Driveway:	Single width, Asphalt
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Topography mounds in front landscape Short set-back compared to adjacent property (9 Middle Gate), slightly closer set-back than property to south as well (21 Middle Gate) Substantial variety in perennial plantings, dominant feature of landscape



LANDSCAPE/SETTING

Address:	21 Middle Gate
Vegetation:	Trees: Ulmus, Acer, Various ornamentals Naturalized, dense vegetative screen
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width, Gravel (and grass)
Parking:	In front on gravel driveway
Landscape Structures:	None
Fencing: Utility/Decorative	Wood fence defines south property line
Decorative Walls:	None
Special Notes:	Views of property highly obscured by dense vegetative screens on front and south property lines High, dense plantings along foundation obscure façade of property



LANDSCAPE/SETTING

Address:	22 Middle Gate
Vegetation:	Trees: Quercus Wide perennial border along driveway and foundation Heavy vines along south side of residence Dense naturalized screen on north property line Hedge plantings define backyard
Lawn:	Yes
Sidewalks (on private property):	Direct
Driveway:	Single width, Gravel (and grass), Shared with 28 Middle Gate
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Dense vegetative screens on north property line obscures view of adjacent property



LANDSCAPE/SETTING

Address:	25 Middle Gate
Vegetation:	Trees: Few in front property Low hedge border south property line
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Single width, Concrete
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	Wood fence defines north property line
Decorative Walls:	Distinctive undulating stacked stone wall at front property line
Special Notes:	Lawn and mounded topography is the dominant landscape feature Low hedge planting defines south property line Distinctive low undulating front decorative wall



LANDSCAPE/SETTING

Address:	28 Middle Gate
Vegetation:	Trees: Few in front (small ornamental) Perennial foundation planting
Lawn:	Yes
Sidewalks (on private property):	Direct
Driveway:	Single width, Gravel (and grass), Shared with 22 Middle Gate
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Shared driveway with 22 Middle Gate



LANDSCAPE/SETTING

Address:	33 Middle Gate
Vegetation:	Trees: Juvenile Quercus, Picea, Acer Substantial low perennial border wraps around foundation and runs along south side of driveway and north side of sidewalk
Lawn:	Yes
Sidewalks (on private property):	Direct
Driveway:	Single width, Asphalt
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Extensive perennial border dominates landscape Tree plantings along south property line define edge Dense plantings on north side of sidewalk define property line



LANDSCAPE/SETTING

Address:	34 Middle Gate
Vegetation:	Trees: Picea, Prunus virginiana Manicured perennial border along foundation and in planter bed between sidewalk and driveway Perennial garden on southeast corner of property
Lawn:	Yes
Sidewalks (on private property):	Direct
Driveway:	Single width, Concrete
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Dense vegetative screen defines, and obscures, backyard



LANDSCAPE/SETTING

Address:	40 Middle Gate
Vegetation:	Trees: Sorbus
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width, Asphalt
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	Wood fence defines backyard
Decorative Walls:	None
Special Notes:	Narrow gap between property and adjacent southern property (50 Middle Gate)



LANDSCAPE/SETTING

Address:	43 Middle Gate
Vegetation:	Trees: Picea, Ulmus, Acer, Prunus Virginiana (numerous tall coniferous) Extensive front perennial gardens and border that runs along foundation and north side of driveway
Lawn:	Yes
Sidewalks (on private property):	Direct
Driveway:	Single width, Asphalt
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	High coniferous trees along south property line obscure view of adjacent property and define edge Variations in planting communities reflect balanced vertical stratification in front landscaping (low perennial beds, small ornamentals, and mature tall trees)



LANDSCAPE/SETTING

Address:	45 Middle Gate
Vegetation:	Trees: Picea, Thuja, (dense coniferous tree plantings) Sparse foundation planting Perennial and tree border along north and south property lines Dense hedge planting along front property line
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width, Asphalt
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	Wood fence defines backyard
Decorative Walls:	None
Special Notes:	Dense vegetative screens surround property and obstruct views of adjacent properties Hedge along front obscures view of property



LANDSCAPE/SETTING

Address:	50 Middle Gate
Vegetation:	Trees: Acer negundo Climbing vines along property Juniperus and Acer ginnala in front bed Perennial planter along foundation, south side of entry stair
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width, Asphalt
Parking:	Asphalt parking pad on south side of driveway, starting at boulevard and continuing under garage canopy
Landscape Structures:	None
Fencing: Utility/Decorative	Wood fence defines backyard on north side of property
Decorative Walls:	None
Special Notes:	Distinctive cluster of Acer negundo are dominant feature of landscape and obscure view of property Narrow gap between property and adjacent northern property (40 Middle Gate)



LANDSCAPE/SETTING

Address:	57 Middle Gate
Vegetation:	Trees: Ulmus, Picea Extensive front perennial garden Naturalized plantings along north property line
Lawn:	None
Sidewalks (on private property):	Direct
Driveway:	Single width, Gravel (and grass)
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Dense vegetative screen on north edge obscures view of adjacent property Pyramidal Cedar Hedge defines backyard



LANDSCAPE/SETTING

Address:	58 Middle Gate
Vegetation:	Few trees (two juvenile Acer on boulevard) Substantial perennial border along foundation and south side of driveway
Lawn:	Yes
Sidewalks (on private property):	Two sidewalks: Indirect - along foundation planting towards front entrance Direct - public sidewalk to entrance
Driveway:	Slightly wider than single width, expands in front of garage, Brick
Parking:	
Landscape Structures:	Three brick pillars (two flank brick sidewalk at intersection with public sidewalk, one on northeast corner of property)
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	No trees on front property South property line defined by thin perennial border, modest plantings extend partially along north property line



LANDSCAPE/SETTING

Address:	64 Middle Gate
Vegetation:	Trees: Thuja (two substantial boulevard Ulmus) Extensive perennial gardens, perennial plantings continue along boulevard and north side of driveway
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width, Concrete
Parking:	
Landscape Structures:	Decorative tyndall stone blocks and ornamental features
Fencing: Utility/Decorative	Wood fence along south property line, Wood screen defines backyard
Decorative Walls:	None
Special Notes:	Minimal lawn, large perennial beds with distinctive red mulch Considerable ornamentation (various pots, tyndall stone blocks, stone mulch) North property line defined by thin perennial border



LANDSCAPE/SETTING

Address:	61 Middle Gate
Vegetation:	Trees: Ulmus, Three Prunus along north side of driveway Narrow foundation planting, Hedge planting along north property line
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Single width to recessed garage, Brick
Parking:	Brick parking pad in front of front entrance, runs along north side of driveway (doubles width of driveway for an extent)
Landscape Structures:	None
Fencing: Utility/Decorative	Decorative fence runs along south side of property
Decorative Walls:	None
Special Notes:	Perennial garden defines south side of property



LANDSCAPE/SETTING

Address:	67 Middle Gate
Vegetation:	Trees: Ulmus Wrapping perennial foundation planting
Lawn:	Yes
Sidewalks (on private property):	Direct
Driveway:	Slightly wider than single width, Brick
Parking:	
Landscape Structures:	Five brick pillars around property (flanking sidewalk, driveway, and southwest corner)
Fencing: Utility/Decorative	Decorative fencing surrounds property on all sides, recessed gate on driveway defines backyard, Gate at sidewalk
Decorative Walls:	Brick walls recessed along property on north and south property lines
Special Notes:	Property lines are defined on all sides by fencing and brick pillars



LANDSCAPE/SETTING

Address:	69 Middle Gate
Vegetation:	Trees: Ulmus, Picea Juniperus foundation planting
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Single width, Concrete
Parking:	Concrete parking pad on north side of driveway at garage
Landscape Structures:	None
Fencing: Utility/Decorative	Wood fence defines backyard Decorative fence (from 67 Middle Gate) defines north property line
Decorative Walls:	None
Special Notes:	Close gap between adjacent property on south side (77 Middle Gate)



LANDSCAPE/SETTING

Address:	70 Middle Gate
Vegetation:	Trees: few trees on property, small Thuja and hedge planting on south property line Sparse perennial plantings along foundation and north side of driveway
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width, expands to double width after boulevard, Brick
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	Wood fence along north property line
Decorative Walls:	None
Special Notes:	Hedge plantings define south property line Shrub plantings define north property line



LANDSCAPE/SETTING

Address:	76 Middle Gate (Front facing on Blanchard Avenue)
Vegetation:	Trees: Ulmus, Fraxinus, Thuja, Prunus virginiana Perennial border along west and east sides of driveway (on Blanchard Avenue), along foundation, and along north property line (on Middle Gate) Shrub plantings on southeast corner of property and along foundation
Lawn:	Yes
Sidewalks (on private property):	Direct
Driveway:	Short, Single width, widens at double garage, Concrete (on Blanchard Avenue)
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Corner lot, south side faces Blanchard Avenue, east side on Middle Gate Dense coniferous plantings define property line on Middle Gate



LANDSCAPE/SETTING

Address:	77 Middle Gate (front facing on Blanchard Avenue)
Vegetation:	Trees: Ulmus, Aesculus glabra (on Blanchard Avenue), Acer saccharum (on Middle Gate) Climbing vines along façade and eaves of property, also on hydro pole Hedge on corner of Blanchard Avenue and Middle Gate
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Three-four vehicle width, Asphalt/Concrete
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	Wood fence defines back of property
Decorative Walls:	None
Special Notes:	Corner lot – south side faces Blanchard Avenue, west side on Middle Gate Substantial driveway is dominant feature on Blanchard Avenue Minute backyard, concrete patio pad along east side of property (on Blanchard Avenue)



LANDSCAPE/SETTING

Address:	93 Middle Gate (north side on Blanchard Avenue)
Vegetation:	Trees: Picea, Fraxinus, juvenile Thuja Modest perennial foundation planting on Middle gate continues and densifies along north property line
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Single width on boulevard, expands in front of garage, Asphalt
Parking:	Substantial asphalt parking pad in front of garage on Blanchard
Landscape Structures:	None
Fencing: Utility/Decorative	Wood fence along east property line (on Blanchard Avenue)
Decorative Walls:	Brick wall along Middle Gate property line
Special Notes:	Corner lot – east side faces Middle Gate, North side on Blanchard Avenue Dense vegetative screen defines north property line on Middle Gate Distinctive brick landscape wall defines front property line



LANDSCAPE/SETTING

Address:	94 Middle Gate (north side on Blanchard)
Vegetation:	Trees: Acer, Thuja, ornamentals (numerous coniferous) Extensive perennial plantings on property Hedges border property along Middle Gate and Blanchard Avenue
Lawn:	Yes
Sidewalks (on private property):	Direct
Driveway:	Short, Single width, Asphalt (on Blanchard Avenue)
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Corner lot, east side faces Middle Gate, north side on Blanchard Avenue Substantial set-back from street in relation to adjacent properties Dense hedges obscure views of property on Middle Gate, High Thuja hedge planting along Blanchard Avenue obscures view of property * Historically notable Thuja occidentalis along Blanchard avenue – oldest cedar variety brought into flood plain, progenitor of other cedar species *



LANDSCAPE/SETTING

Address:	99 Middle Gate
Vegetation:	Trees: Acer, ornamentals Hedges along north and south property lines, perennial foundation planting, Climbing vines
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Single width expands along north edge of property (covers entire gap between residence and hedges along north edge)
Parking:	
Landscape Structures:	Three stone pillars (two flank driveway, one on southwest corner of property)
Fencing: Utility/Decorative	Decorative fence defines front and south property lines
Decorative Walls:	None
Special Notes:	Substantial climbing vine mass along façade is the dominant landscape feature Hedges along north and south define property lines



LANDSCAPE/SETTING

Address:	100 Middle Gate
Vegetation:	Trees: Ulmus, Sorbus Perennial border and shrub plantings along south property line and along foundation Hedges along north property line Extensive climbing vine mass on front façade
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Single width, Concrete
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	Utility fence obscured by hedges on north property line
Decorative Walls:	None
Special Notes:	Climbing vines and dense foundation planting obscure façade of residence North and south property lines defined by dense shrubs and hedges



LANDSCAPE/SETTING

Address:	103 Middle Gate
Vegetation:	Trees: Quercus, Acer, Picea Perennial foundation planting
Lawn:	Yes
Sidewalks (on private property):	Direct - Separates at property to curve around foundation planting in both directions
Driveway:	Single width, Concrete
Parking:	On packed grass pad in front of property (north side of driveway)
Landscape Structures:	None
Fencing: Utility/Decorative	Short decorative metal fence (on half of front property) and wood fence define north property line
Decorative Walls:	None
Special Notes:	Large set-back from street and adjacent properties Decorative metal fence obscured by hedge plantings along north property line



LANDSCAPE/SETTING

Address:	106 Middle Gate
Vegetation:	Trees: Quercus, Acer negundo Perennial border along foundation, wraps around north property line and curves along front property line
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width, Brick
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	Recessed wood fence defines south property line
Decorative Walls:	None
Special Notes:	High trees and dense hedges on north and front property lines obscure views of property Large set-back from street and in relation to adjacent property on south side



LANDSCAPE/SETTING

Address:	111 Middle Gate
Vegetation:	Trees: Quercus, Small ornamentals Substantial perennial foundation planting
Lawn:	Yes
Sidewalks (on private property):	Two sidewalks: Direct – public sidewalk to entry Indirect – Flanks residents from Driveway to entry
Driveway:	Single width, Asphalt
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	Recessed wood fence along north side of driveway
Decorative Walls:	None
Special Notes:	Short set-back in relation to adjacent properties on north and south sides Tree plantings define south property line * Pre-architectural Quercus macrocarpa on front property line *



LANDSCAPE/SETTING

Address:	112 Middle Gate
Vegetation:	Trees: Ulmus, Quercus, Acer negundo Slightly naturalized along north property line
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width, Asphalt
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	Wood fence defines back yard, slight utility fence on south property line
Decorative Walls:	None
Special Notes:	Short set-back from street in relation to adjacent properties Extensive front lawn



LANDSCAPE/SETTING

Address:	115 Middle Gate
Vegetation:	Trees: Quercus, Acer Various trees and perennials define north and south property lines Various perennial gardens and foundation planting
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Single width, Asphalt
Parking:	Under porte-cocher on north side of property
Landscape Structures:	Two brick pillars with stone coping flank driveway
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Large set-back from street Vegetative screens border north and south property lines



LANDSCAPE/SETTING

Address:	118 Middle Gate
Vegetation:	Trees: Ulmus, Acer negundo Pruned shrubs flank driveway, Thuja along foundation, Modest foundation planting
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single, expands at recessed garage, Asphalt
Parking:	
Landscape Structures:	Tyndall stone pillar on northeast corner of property
Fencing: Utility/Decorative	Slight utility fence on north property line
Decorative Walls:	None
Special Notes:	Substantial set-back from road Tree plantings define south property line



LANDSCAPE/SETTING

Address:	123 Middle Gate
Vegetation:	Trees: Ulmus Perennial border along north property line expands into large perennial garden, border defined by sidewalk
Lawn:	Yes
Sidewalks (on private property):	Direct
Driveway:	None
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	Decorative metal and wood picket fence along south property line
Decorative Walls:	None
Special Notes:	Large set-back from street and substantial expanse between property line and property to the south Dense vegetative screen defines north property lines and obstructs views of adjacent property



LANDSCAPE/SETTING

Address:	124 Middle Gate
Vegetation:	Trees: Ulmus, Tilia, Acer Foundation planting in raised planter bed, Dense tree and shrub plantings on north and south property lines (naturalized)
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width, Asphalt
Parking:	
Landscape Structures:	Tyndall stone pillar on northeast corner, Stone planter beds around foundation
Fencing: Utility/Decorative	Decorative metal fence surrounds property and partially on north side of driveway
Decorative Walls:	None
Special Notes:	Dense naturalized vegetative screens obscure views of adjacent properties and tyndall stone pillar



LANDSCAPE/SETTING

Address:	134 Middle Gate
Vegetation:	Trees: Quercus, Picea, Thuja, Prunus Perennial and tree garden on south side of driveway, ending at boulevard Modest foundation planting
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width, expands at garage to accommodate parking pad, Asphalt
Parking:	Asphalt parking pad on south side of garage
Landscape Structures:	None
Fencing: Utility/Decorative	Part of south and north property lines defined by decorative metal fence
Decorative Walls:	None
Special Notes:	Low stone planter runs along driveway and defines southern property line Plantings and trees define north property line Fencing and plantings do not extend to street



LANDSCAPE/SETTING

Address:	135 Middle Gate
Vegetation:	Trees: Ulmus, Quercus, Picea Substantial perennial gardens and plantings border property and wrap around foundation
Lawn:	Yes
Sidewalks (on private property):	Direct
Driveway:	Single width, Asphalt
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	Property bordered by decorative metal fence
Decorative Walls:	None
Special Notes:	Set back from adjacent property to the south Wide property, position of garage emphasize substantial gap between residence and adjacent northern property Views of property and fence along front property line obscured by pruned hedges Dense vegetative screens obscures fence along north and south property line



LANDSCAPE/SETTING

Address:	138 Middle Gate (south side on West Gate)
Vegetation:	Trees: Quercus, Ulmus, Tilia, Fraxinus Substantial perennial plantings on north side of entry border foundation and continue along backyard fence, Plantings run along north property line
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Single width expands to accommodate entry access
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	Distinctive horizontal-slat wood fence extends from front façade to screen sides and backyard, Chain-link fence along West Gate extends from wood fence to define backyard. North property line defined by short decorative metal fence
Decorative Walls:	None
Special Notes:	Corner lot, east side faces Middle Gate, south side on West Gate Slight mound on north side of property emphasized by placement of fence on crest Property lines defined by various fencing styles



LANDSCAPE/SETTING

Address:	139 Middle Gate (south side on East Gate)
Vegetation:	Trees: Quercus, Ulmus, Acer, Syringa, Thuja Ferns and other perennials border wrap around foundation Small tree plantings on northwest and southwest corners
Lawn:	Yes
Sidewalks (on private property):	Two sidewalks: Direct – Public sidewalk to entry Indirect – Secondary narrow paved path curves off of main sidewalk and wraps around foundation planting to back door and driveway
Driveway:	Single width, Asphalt (on East Gate)
Parking:	Grass parking pad on east side of driveway (on East Gate)
Landscape Structures:	None
Fencing: Utility/Decorative	Decorative metal fence defines north property line (on Middle Gate)
Decorative Walls:	None
Special Notes:	Corner lot, west side faces Middle Gate, south side on West Gate Vegetative screen defines north property line on Middle Gate Wide property, driveway not visible from Middle Gate



LANDSCAPE/SETTING

Address:	145 Middle Gate (155 East Gate - faces both Cornish and East Gate)
Vegetation:	Trees: Ornamental on south side of property Modest foundation planting, Various plantings along public sidewalk (on Middle Gate)
Lawn:	Yes
Sidewalks (on private property):	Two sidewalks: Direct – Public sidewalk to Middle Gate entrance Direct – Public sidewalk to East Gate entrance
Driveway:	Single width, expands at fence (on East Gate), Gravel
Parking:	Gravel parking pad on East Gate at end of driveway
Landscape Structures:	None
Fencing: Utility/Decorative	Composite fence on East Gate defines backyard Utility fence on Middle Gate, defines backyard on south side
Decorative Walls:	None
Special Notes:	Corner lot, two dominant faces (one on Middle Gate, one on East Gate)



LANDSCAPE/SETTING

Address:	159 Middle Gate
Vegetation:	Trees: Thuja, Acer ginnala Extensive front perennial garden, Vines, various shrubs and ornamentals
Lawn:	None visible
Sidewalks (on private property):	None
Driveway:	Double width, narrows at single-door garage, Concrete
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	Wood picket fence surrounds property, borders south side of driveway to entrance
Decorative Walls:	None
Special Notes:	Southeast side on river Extensive plantings obscure view of property and border front property line



LANDSCAPE/SETTING

Address:	2 East Gate (north side on Cornish Avenue)
Vegetation:	Trees: Ulmus, Quercus, Acer negundo Small perennial foundation planting
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Double width with slight widening at garage
Parking:	
Landscape Structures:	East Gate on north east corner of property
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Corner Lot at entrance into neighbourhood Hedges and Cornish Avenue on north side of property



LANDSCAPE/SETTING

Address:	5 East Gate (north side on Cornish Avenue)
Vegetation:	Trees - Ulmus, Acer Fern planting along foundation
Lawn:	Yes
Sidewalks (on private property):	Direct
Driveway:	On Cornish, Single width expands to double width, Circle driveway, Asphalt and Gravel
Parking:	Available on north side – multiple parking pads, obscured from East Gate
Landscape Structures:	Part of East Gate adjacent to property on north-west corner Decorative gate at sidewalk with 2 flanking brick pillars with stone base and coping, Additional matching pillar further north along property line
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Corner property – primary facing on East Gate, north side on Cornish Ave Large set-back Pruned lilac hedging along front of property Obscured views of property presented by trees lining property on north side and hedging



LANDSCAPE/SETTING

Address:	6 East Gate
Vegetation:	Trees: Ulmus, Picea, Acer negundo Low foundation planting
Lawn:	Yes
Sidewalks (on private property):	Direct
Driveway:	Single width, Asphalt
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Trees line north edge of driveway



LANDSCAPE/SETTING

Address:	15 East Gate
Vegetation:	Trees: Ulmus, Betula, Acer negundo Perennial border along foundation, wraps along south side of property and across front property line
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Single width, expands at garage, Concrete
Parking:	Parking pads on north and south side of driveway (north side parking pad continues under garage canopy)
Landscape Structures:	None
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Numerous Acer negundo surround property and define north and south property lines



LANDSCAPE/SETTING

Address:	14 East Gate
Vegetation:	Trees: Ulmus, Sorbus Modest foundation planting
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width, Asphalt
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	Wood fence along south property line
Decorative Walls:	None
Special Notes:	Prominent mature Ulmus centered in front profile Small tree planting on north side of property Distinctive wood fence on south side property line



LANDSCAPE/SETTING

Address:	20 East Gate
Vegetation:	Trees: Acer Dense tree and shrub planting along on front and south side of property
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width, Asphalt
Parking:	On Driveway, visible in front
Landscape Structures:	None
Fencing: Utility/Decorative	Wood fence along north property line
Decorative Walls:	None
Special Notes:	View of property obscured by high naturalized vegetative screen along front and south property line



LANDSCAPE/SETTING

Address:	21 East Gate
Vegetation:	Trees: Acer negundo Foundation planting of various perennials that continues along north property line
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Single width, Circular Driveway, portion of drive continues straight towards recessed garage, Asphalt
Parking:	
Landscape Structures:	Three tyndall stone pillars at corners of circular drive (southern most corner the exception)
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Few plantings, Uninterrupted front lawn North property line defined by dense tree and shrub plantings Driveway along south property line attached to 33 East Gate, divided by concrete curb



LANDSCAPE/SETTING

Address:	30 East Gate
Vegetation:	Trees: Ulmus Two cedar shrub plantings on front façade
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Double width, Concrete
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	Wood fencing bordering property and defining backyard
Decorative Walls:	None
Special Notes:	North and south property lines defined by fencing



LANDSCAPE/SETTING

Address:	33 East Gate
Vegetation:	Trees: Three mature Picea and Thuja Perennial foundation planting Hedge planting on south property line
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width, Asphalt
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	Obscured wood fence on south property line
Decorative Walls:	None
Special Notes:	South property line defined by hedges Visibility of property obscured by large dense coniferous trees



LANDSCAPE/SETTING

Address:	39 East Gate
Vegetation:	Trees: Acer ginnala, Acer negundo Perennial planting along south edge of driveway Hedge plantings along south and front property lines
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Single width expands significantly near recessed garage, Gravel
Parking:	Gravel parking pad on north side of driveway
Landscape Structures:	None
Fencing: Utility/Decorative	Wood fencing along north property line
Decorative Walls:	None
Special Notes:	Visibility obscured by hedge planting along front and south property lines



LANDSCAPE/SETTING

Address:	40 East Gate
Vegetation:	Trees – Mature Thuja (Ulmus on Blvd) Extensive front perennial garden with small ornamentals Hedge planting along front property line
Lawn:	None
Sidewalks (on private property):	Direct
Driveway:	Double width, Concrete
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	Wood fence along north property line
Decorative Walls:	None
Special Notes:	Front property line defined by short pruned hedge which slightly obscures the considerable front garden Dense foliage along north property line obscures wood fence Plantings on south property line divides driveway from adjacent 48 East Gate driveway No visible lawn and strong division between boulevard and front property line



LANDSCAPE/SETTING

Address:	45 East Gate
Vegetation:	Hedge and tree plantings along north and south property lines Shrub plantings on south side of driveway at residence Modest perennial foundation planting continues on south side of entrance
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width, Concrete
Parking:	Concrete parking pad on north edge of driveway
Landscape Structures:	None
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Extensive, uninterrupted, front lawn exaggerates property set-back from street Dense tree and shrub plantings define north and south property lines



LANDSCAPE/SETTING

Address:	48 East Gate
Vegetation:	Trees: Various ornamentals Extensive front perennial garden, wraps around property on south
Lawn:	None
Sidewalks (on private property):	Indirect
Driveway:	Single width, Asphalt
Parking:	
Landscape Structures:	Multiple brick pillars, two prominent pillars at brick step along driveway, four stunted pillars at entry, Additional five pillars incorporated with front brick retaining wall
Fencing: Utility/Decorative	None
Decorative Walls:	Short brick retaining walls enclose front patio and planter beds
Special Notes:	Extensive raised brick patio enclosed by short brick walls on front property Thick vegetation obscures most of structure Narrow property bordered by two driveways Small gap between south side of residence and property line Perennial garden continues along south property line, wrapping around property



LANDSCAPE/SETTING

Address:	51 East Gate
Vegetation:	Trees: Picea, Ulmus Climbing vines, Hedge plantings along north and front property lines
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Single width, Gravel (and grass), Modest definition
Parking:	Gravel/grass parking pad in front of residence
Landscape Structures:	Tyndall stone pillar on south-west corner of property
Fencing: Utility/Decorative	Utility fence on south property line
Decorative Walls:	None
Special Notes:	Tyndall stone pillar highly obscured by hedge Obscured views of property due to front pruned hedge (medium height ~ 5') Minimal hardscaping Fencing on south property line highly obscured by vegetation



LANDSCAPE/SETTING

Address:	54 East Gate
Vegetation:	Trees: Various evergreens, Ulmus Extensive front rock/perennial garden
Lawn:	None
Sidewalks (on private property):	None
Driveway:	Single width, Asphalt
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Brick patio pad in front of residence, highly obscured by surrounding vegetation Distinctive rock garden with immense front coniferous trees Views of property obscured by dense foliage



LANDSCAPE/SETTING

Address:	58 East Gate
Vegetation:	Trees: Ulmus
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Single width, partially concrete, lacks definition as it continues towards recessed garage
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Few plantings, Ulmus are dominant landscape feature



LANDSCAPE/SETTING

Address:	66 East Gate
Vegetation:	Trees: Ulmus, Picea Substantial front perennial garden Perennial plantings and climbing vines along south edge of driveway
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width, Concrete
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	Wood fence set-back along south edge of property
Decorative Walls:	None
Special Notes:	Front perennial plantings and large mature Ulmus are dominant feature of front elevation



LANDSCAPE/SETTING

Address:	69 East Gate
Vegetation:	Trees: Quercus, Ulmus, Extensive front perennial garden Pruned hedge planting along front property
Lawn:	None
Sidewalks (on private property):	Indirect
Driveway:	Single width, widens into extensive pad at garage, Asphalt
Parking:	Large parking pad in front of garage
Landscape Structures:	Two tyndall stone pillars south of driveway at property line and south west corner (shared with 77 East Gate)
Fencing: Utility/Decorative	Utility fence on north and front property line and along backyard
Decorative Walls:	None
Special Notes:	Front pruned hedge in distinctive undulating form Size of property wide relative to adjacencies, shorter set-back from street Front utility fence highly obscured by plantings Dense foliage compromises views of property * Manitoba Heritage registry identified Ulmus Americana, age - 135 years, on south side, in front of property *



LANDSCAPE/SETTING

Address:	72 East Gate
Vegetation:	Trees: Quercus, Ulmus Modest foundation planting and front perennial bed in front of stair
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Single width, Gravel
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Few plantings



LANDSCAPE/SETTING

Address:	77 East Gate
Vegetation:	Trees: Quercus, Acer Perennial border along foundation and property lines Pruned hedge planting along front property line
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Double width, Brick paving
Parking:	
Landscape Structures:	Three tyndall stone pillars, Two border driveway and property line (shared pillar with 69 East Gate), One on south west corner of property
Fencing: Utility/Decorative	Utility fence defines backyard and south property line
Decorative Walls:	None
Special Notes:	Large set-back from street North property line defined by perennial plantings Obscured views of property presented by pruned hedge Blanchard Park along southern edge of property, fence defines boundary * Manitoba Heritage registry identified Ulmus Americana, age - 135 years, in backyard *



LANDSCAPE/SETTING

Address:	89 East Gate
Vegetation:	Trees: <i>Prunus virginiana</i> , <i>Ulmus</i> , Various <i>Acer</i> Various perennial and shrub plantings, modest foundation planting Pruned hedges along front property
Lawn:	Yes
Sidewalks (on private property):	Direct
Driveway:	Circular driveway, stamped concrete
Parking:	Substantial parking pad on north side of property
Landscape Structures:	Four brick pillars with tyndall stone coping, border ends of circular driveway
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Property is substantially larger than adjacencies Large set-back from street North edge along Blanchard Park, boundary defined by wooden bollards Parking pad obscured, and defined by, dense vegetation View of property slight obscured by front pruned hedges



LANDSCAPE/SETTING

Address:	90 East Gate (north side on Blanchard Avenue)
Vegetation:	Trees: Tilia, Picea, Quercus, Ulmus Modest foundation planting, Minor hedge planting on north east corner
Lawn:	Yes
Sidewalks (on private property):	Direct
Driveway:	Double width, Asphalt (on Blanchard Avenue)
Parking:	No available parking on East Gate property frontage
Landscape Structures:	None
Fencing: Utility/Decorative	Wood fence defines back yard and projects along north edge of property (on Blanchard) Short wood fence along south property line
Decorative Walls:	None
Special Notes:	Corner property, north side on Blanchard Avenue Extensive front property, visible on north and east sides Substantial set-back from Blanchard Avenue Property line on north side defined by wood fence *Three pre-architectural Quercus macrocarpa on northeast corner of property*



LANDSCAPE/SETTING

Address:	94 East Gate
Vegetation:	Trees: Quercus Shrub plantings along foundation South edge of driveway moderately naturalized
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Single width, expands in front of entry stair, Asphalt/Concrete
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	Wood plank fence defines backyard Short wood fence along north property line
Decorative Walls:	None
Special Notes:	Property bounded by naturalized vegetation on south and short fence on north



LANDSCAPE/SETTING

Address:	96 East Gate
Vegetation:	Trees: Quercus, Various along north and south property lines Modest perennial foundation planting
Lawn:	Yes
Sidewalks (on private property):	Direct
Driveway:	Single width, Concrete
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	Wood fence defines backyard on north side of residence
Decorative Walls:	None
Special Notes:	Property bounded by naturalized vegetation on south and short fence on north Vegetative screens define north and south property lines * Notable pre-architectural burlled Quercus macrocarpa *



LANDSCAPE/SETTING

Address:	100 East Gate
Vegetation:	Trees: Picea, Ulmus, Acer negundo Modest foundation planting Dense shrub plantings on south property line, perennial border along north edge
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width, expands at double garage, Brick
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	Wood fence defines backyard
Decorative Walls:	None
Special Notes:	Large Picea obscures views of property Two large boulevard Ulmus and additional property trees dominate front landscape Dense foliage defines south property line, trees and low perennials border north property line



LANDSCAPE/SETTING

Address:	111 East Gate
Vegetation:	Trees: Ulmus, Acer negundo, Sorbus, Prunus virginiana Foundation planting
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width, Asphalt
Parking:	
Landscape Structures:	Small brick planter at entry stair
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Sparse tree plantings on northern edge, Substantial set-back from street as well as from northern property (89 East Gate set away from southern boundary) Mature trees define south property line



LANDSCAPE/SETTING

Address:	112 East Gate
Vegetation:	Trees: Ulmus Foundation planting of ferns and small ornamentals Hedge plantings bound property on north and south sides
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width, expands at recessed garage, Gravel
Parking:	
Landscape Structures:	Small brick planter north of entry stair (no visible plantings)
Fencing: Utility/Decorative	Utility fence defines backyard
Decorative Walls:	None
Special Notes:	Hedges define property boundaries both north and south



LANDSCAPE/SETTING

Address:	115 East Gate
Vegetation:	Heavy tree and shrub plantings flank property Minimal landscaping
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Single width, expands in front of garage, Concrete
Parking:	
Landscape Structures:	Small brick planter on north side of entry stair
Fencing: Utility/Decorative	Utility fence along southern property line
Decorative Walls:	None
Special Notes:	Large set-back from street, exaggerated by long, narrow front lawn Limited plantings in front property Heavy foliage on north and south lines overflows into front yard, narrowing the front lawn



LANDSCAPE/SETTING

Address:	121 East Gate
Vegetation:	Trees: Thuja, Acer negundo, Pinus sylvestris Dispersed shrub plantings
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width, Concrete
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	None
Decorative Walls:	Concrete retaining wall follows depression of driveway, stacked stone wall along north property line
Special Notes:	Driveway slopes deeply towards garage, though rest of property remains level with street Large set-back from street



LANDSCAPE/SETTING

Address:	125 East Gate
Vegetation:	Trees: Tilia, Ulmus, Quercus, Prunus virginiana (various ornamentals) Extensive Perennial Garden Hedge planting along front property line Climbing vines on property
Lawn:	None
Sidewalks (on private property):	Direct
Driveway:	Single width, Gravel
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Large-set back from street emphasized by immense English-country style garden Front property line defined by short hedges and shrub plantings * Grove of pre-architectural Quercus macrocarpa on private property, spanning the sidewalk *



LANDSCAPE/SETTING

Address:	126 East Gate
Vegetation:	Trees: Ulmus, Quercus, Various ornamentals Extensive front perennial garden – substantial spacing between new plantings
Lawn:	None
Sidewalks (on private property):	Indirect
Driveway:	Single width, Asphalt
Parking:	
Landscape Structures:	Tyndall stone boulders
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Topography significantly mounds in front of property to emphasize immense front rock/perennial garden (mulch planter beds with tyndall stone boulders and various plantings) Obscured views of property



LANDSCAPE/SETTING

Address:	129 East Gate
Vegetation:	Trees: Picea, Quercus, Acer negundo Modest foundation planting Various sporadic trees and shrubs
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Double width, Stamped concrete
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Tree and perennial plantings defines north property line Large mature Picea obscures views of property



LANDSCAPE/SETTING

Address:	135 East Gate
Vegetation:	Trees: Quercus, Tilia Various trees flank sidewalk Modest foundation plantings on either side of front door
Lawn:	Yes
Sidewalks (on private property):	Indirect Crescent-shaped "island" planting (Perennials) divides sidewalk into two paths
Driveway:	Single width, Asphalt
Parking:	Parking Pad on southwest side of driveway, Brick
Landscape Structures:	None
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Naturalized planting (mostly ferns) located in front of parking pad (north west corner) Large set-back from street * Notable Quercus macrocarpa on southwest side of property – one sided strong-limbed *



Neighbour's Lawn ^

LANDSCAPE/SETTING

Address:	147 East Gate
Vegetation:	Trees: Acer negundo, Quercus, Various ornamentals Perennial foundation planting on left side of front of house Extensive homogenous perennial planting beds (ferns, others) lining large driveway
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Driveway takes up most of front landscape, Concrete pavers/brick in fish scale/fan pattern
Parking:	Parking pads on northeast and southwest sides
Landscape Structures:	Wood pergola Very large plant pot feature
Fencing: Utility/Decorative	Lattice screen fencing in back
Decorative Walls:	Lattice screen wall in front
Special Notes:	Property along East Gate bend Extensive hardscape Concrete paver/brick public sidewalk Large stump north west corner of property Faces river



LANDSCAPE/SETTING

Address:	138 East Gate
Vegetation:	Trees: Picea, Tilia, Ulmus, Quercus Foundation planting on south side of residence
Lawn:	Yes
Sidewalks (on private property):	None
Driveway:	Single width, Asphalt
Parking:	
Landscape Structures:	None
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Hedge plantings define south property line



LANDSCAPE/SETTING

Address:	140 East Gate
Vegetation:	Trees: Picea, Quercus, Fraxinus Substantial front perennial planting bed Hedge and tree plantings in mulch bed on north side of property
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width, Asphalt
Parking:	Parking pad on west side of driveway, Asphalt
Landscape Structures:	None
Fencing: Utility/Decorative	Wood fence defines back yard
Decorative Walls:	None
Special Notes:	Wide lot located on southeast bend of East Gate Plantings on north property line obscure views of adjacent property



LANDSCAPE/SETTING

Address:	149 East Gate
Vegetation:	Trees: Fraxinus Various perennial plantings along foundation
Lawn:	Yes
Sidewalks (on private property):	Indirect
Driveway:	Single width, Concrete
Parking:	Gravel parking pad at end of driveway
Landscape Structures:	None
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Shares driveway with 151 East Gate



LANDSCAPE/SETTING

Address:	151 East Gate
Vegetation:	Trees: Betula Various perennials planted along foundation Perennial planting bed along driveway
Lawn:	Yes
Sidewalks (on private property):	Direct
Driveway:	Single width, Concrete
Parking:	Gravel parking pad at end of driveway
Landscape Structures:	None
Fencing: Utility/Decorative	None
Decorative Walls:	None
Special Notes:	Shares driveway with 149 East Gate

Inventory of Property Landscapes - STREETSCAPE

Inventory of Streetscape

The inventory of the streets in Armstrong's Point focussed on the public realm; street and sidewalk widths, boulevard tree specimens and plantings, utilities, and parking. The streetscape inventory compliments the narrow, focussed view of the built and landscape inventories, binding together the separate elements and contributing to a more holistic understanding of the district.

Streetscape Identification Key



Description of Streetscape terms

Tree Canopy:

Complete canopy - Consistently full canopy without noticeable gaps presented by widely spaced specimen trees, tree removals, new plantings, and trees with more modest/slender crowns.

Intermittent – Noticeable gaps in canopy

Inter-planted – Noticeable gaps in canopy where juvenile trees have been planted (to eventually restore dense canopy that is characteristic of the neighbourhood)



East View



East View

STREETSCAPE INVENTORY

Street/Area:	<i>1; Sherbrook Street, east of the Maryland Bridge to the West Gate entrance</i>
Vehicular Realm/Parking:	<i>No Parking Heavy traffic and vehicular usage (primary vehicular route within the city, adjacent to Misericordia Hospital) One-way street (north-east bound)</i>
Pedestrian Realm:	<i>Public Sidewalk High curbs street-side and safety railings on bridge Paved boulevard from bridge to bus stop, lawn boulevard for remainder of street section (to West Gate)</i>
Utilities:	<i>Street lights</i>
Tree Canopy:	<i>No boulevard tree plantings</i>
Special Notes	<i>Street extends across the Maryland Bridge, a key crossing over the Assiniboine River, and continues along north side of Cornish Library (20 West Gate) Transit Stop at intersection of Sherbrook Street and West Gate Entrance Gates to neighbourhood (West Gate) are the east boundary of the streetscape</i>



East View



West View

STREETSCAPE INVENTORY

Street/Area:	<i>2; West section of Cornish Avenue, South side between Sherbrook Street (near West Gate Entrance) and Middle Gate</i>
Vehicular Realm/Parking:	<i>Street parking on north side Wide street to facilitate parking (on north side) and two-way traffic at all times (Cornish Avenue is significantly wider than streets within Armstrong's Point) Street width: 10m (32.5')</i>
Pedestrian Realm:	<i>Public Sidewalk on north side of street Sidewalk width: 1.5m (5'), paved boulevard serves as sidewalk extension on west side of street section</i>
Utilities:	<i>Fire hydrants (south side) Street light (one at Sherbrook Street, some attached to hydro poles) Hydro poles (north side)</i>
Tree Canopy:	<i>Complete tree canopy along south side of street, limited tree canopy on north side of street (fewer plantings and more slender crowns)</i>
Special Notes	<i>West boundary of street curves sharply east to prohibit vehicles from turning onto Cornish Avenue from Sherbrook Avenue - Inability to access street from Sherbrook Avenue limits vehicular access in area</i>



East View



West View

STREETSCAPE INVENTORY

Street/Area:	<i>3; Cornish Avenue between Middle Gate and East Gate entrances, south side</i>
Vehicular Realm/Parking:	<i>Street parking on north side Wide street to facilitate parking (on north side) and two-way traffic at all times (Cornish Avenue is significantly wider than streets within Armstrong's Point) Street width: 10m (32.5')</i>
Pedestrian Realm:	<i>Public sidewalk on north side of street Sidewalk width: 1.5m (5') from Middle Gate to back alley (approx. half way to East Gate), widens to 1.8m (6') towards East Gate</i>
Utilities:	<i>Fire hydrant (one at Cornish Avenue and East Gate) Hydro poles Street lights (attached to hydro poles)</i>
Tree Canopy:	<i>Complete tree canopy along south side of street, Intermittent tree canopy on north side of street (fewer plantings)</i>
Special Notes	<i>This section of Cornish Avenue is defined by the neighbourhood entrance gates at either end (Middle Gate and East Gate) Boulevard plantings at 25 Cornish Avenue (north side of street)</i>



East View



West View

STREETSCAPE INVENTORY

Street/Area:	<i>4; Cornish Avenue (south side) from East Gate to Assiniboine River (east boundary)</i>
Vehicular Realm/Parking:	<i>No parking (parking available on north side of street) Street width is narrower than stretch of Cornish Avenue from East Gate to Sherbrook Street Street width: 7.3m (24')</i>
Pedestrian Realm:	<i>Public sidewalk on north side of street, Sidewalk width: 1.5m (5') Public paved area on east boundary of street at the commencement of the Riparian environment, enables pedestrian access to space, no distinct trail to beyond paved space</i>
Utilities:	<i>Light post at eastern boundary in paved area within the riparian environment Hydro poles Street lights (attached to hydro poles)</i>
Tree Canopy:	<i>Complete tree canopy along south side of street, Intermittent tree canopy on north side of street (opens up around front entrance and driveway of apartment building), transitions into dense riparian ecosystem at river</i>
Special Notes	<i>Transition from residential to Riparian zone towards the Assiniboine River West boundary of streetscape is identified by entrance gates at East Gate Numerous vehicles, parking pads, and driveway (of 5 East Gate) are the dominant feature of streetscape Street slopes downward towards the Assiniboine River (east bound), substantial drop off at river bank Apartment buildings on other side of river visible from river bank (dense foliage impedes view from street) * Two very old Populus deltoides at river beside 5 East Gate *</i>



South View



North View

STREETSCAPE INVENTORY

Street/Area:	<i>5; West Gate (west side) between Sherbrook Street and Blanchard Avenue</i>
Vehicular Realm/Parking:	<i>Parking along street (west side) Street width: 7.6m (25') Loading zone around Cornish Library (20 West Gate) and school (86 West Gate)</i>
Pedestrian Realm:	<i>Public sidewalk Sidewalk width: 1.8m (6') Narrows where sidewalk was cut to accommodate mature Quercus at 50 and 86 West Gate</i>
Utilities:	<i>Fire hydrants Hydro poles</i>
Tree Canopy:	<i>Intermittent tree canopy, fewer plantings in front of the Cornish Library (20 West Gate) and at south end by 86 West Gate (slender canopies of Tilia specimens on boulevard)</i>
Special Notes	<i>Entrance gates to neighbourhood located at northern extent of street (West Gate at Sherbrook Street) Blanchard Park defines southern extent of streetscape * Notable Pre-architectural Quercus macrocarpa at 50 and 86 West Gate, two notable Ulmus Americana at 86 West Gate *</i>



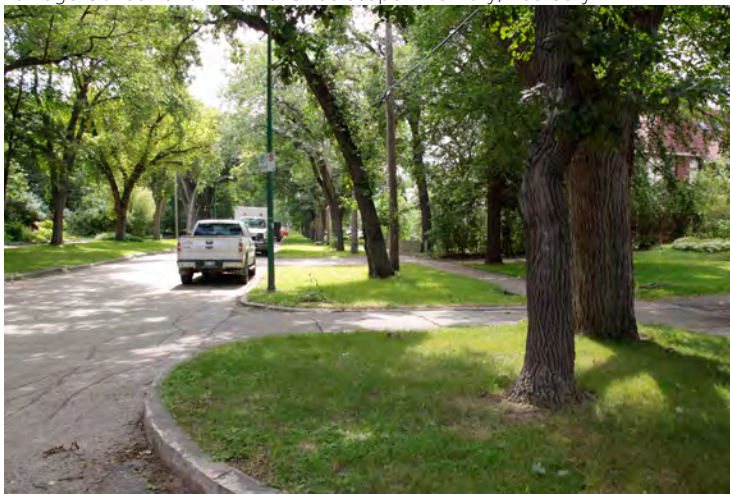
South View



North View

STREETSCAPE INVENTORY

Street/Area:	<i>6; West Gate (east side) between Sherbrook Street and Blanchard Avenue</i>
Vehicular Realm/Parking:	<i>No parking (parking available on west side of street) Street width: 7.6m (25')</i>
Pedestrian Realm:	<i>No public sidewalk</i>
Utilities:	<i>Street lights</i>
Tree Canopy:	<i>Inter-planted, canopy is disrupted at locations with new plantings (57 and 65 West Gate) and at north section of street (near 15 West Gate)</i>
Special Notes	<i>Entrance gates to neighbourhood located at northern extent of street (West Gate at Sherbrook Street) * Notable <i>Ulmus Americana</i> at 51 West Gate, pre-architectural <i>Quercus macrocarpa</i> at 97 West Gate *</i>



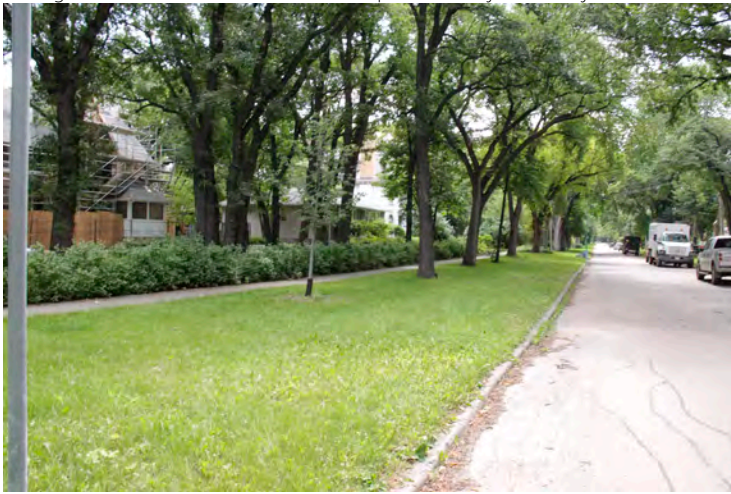
South View



North View

STREETSCAPE INVENTORY

Street/Area:	<i>7; Middle Gate (west side) between Cornish Avenue and Blanchard Avenue</i>
Vehicular Realm/Parking:	<i>Parking along street (west side) Street width: 7.6m (25')</i>
Pedestrian Realm:	<i>Public sidewalk Sidewalk width: 1.8m (6')</i>
Utilities:	<i>Fire hydrants Hydro poles Street lights</i>
Tree Canopy:	<i>Inter-planted, canopy is disrupted at locations with new plantings (58 and 70 Middle Gate)</i>
Special Notes	<i>Wide boulevard, Boulevard plantings at 58 and 64 Middle Gate Entrance gates to neighbourhood located at northern extent of street (Middle Gate at Cornish Avenue) (public sidewalks also on east side of Middle Gate)</i>



South View



North View

STREETSCAPE INVENTORY

Street/Area:	<i>8; Middle Gate (east side) between Cornish Avenue and Blanchard Avenue</i>
Vehicular Realm/Parking:	<i>No parking (parking available on west side of street) Street width: 7.6m (25')</i>
Pedestrian Realm:	<i>Public sidewalk Sidewalk width: 1.8m (6')</i>
Utilities:	<i>Hydro poles Street lights</i>
Tree Canopy:	<i>Inter-planted, canopy is disrupted at locations with new plantings (45 Middle Gate)</i>
Special Notes	<i>Boulevard plantings at 57 Middle Gate Entrance gates to neighbourhood located at northern extent of street (Middle Gate at Cornish Avenue)</i>



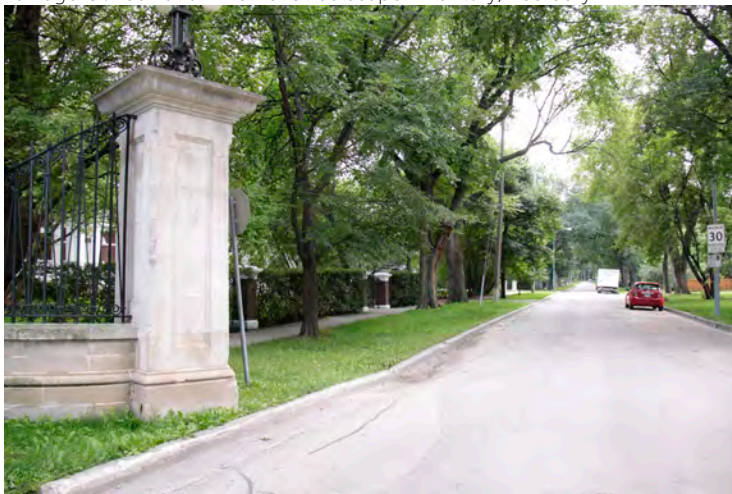
South View



North View

STREETSCAPE INVENTORY

Street/Area:	<i>9; East Gate (west side) between Cornish Avenue and Blanchard Avenue</i>
Vehicular Realm/Parking:	<i>Parking along street (west side) Street width: 7.6m (25')</i>
Pedestrian Realm:	<i>No Public Sidewalk</i>
Utilities:	<i>Street lights Hydro pole (one at Blanchard Avenue)</i>
Tree Canopy:	<i>Intermittent/Inter-planted, canopy disrupted at 48 and 58 East Gate (new plantings) and gaps at 20 and 72 East Gate (tree removals)</i>
Special Notes	<i>Entrance gates to neighbourhood located at northern extent of street (East Gate at Cornish Avenue)</i>



South View



North View

STREETSCAPE INVENTORY

Street/Area:	<i>10; East Gate (east side) between Cornish Avenue and Blanchard Avenue</i>
Vehicular Realm/Parking:	<i>No parking (parking available on west side of street) Street width: 7.6m (25')</i>
Pedestrian Realm:	<i>Public sidewalk Sidewalk width: 1.8m (6') Modest sidewalk encroachments (approx. 30cm) to accommodate two Ulmus, one at 5 East Gate and one at 33 East Gate</i>
Utilities:	<i>Fire hydrants Hydro poles Street lights</i>
Tree Canopy:	<i>Intermittent/Inter-planted, canopy disrupted at 69 East Gate (juvenile Fraxinus) and gaps at 20 and 72 East Gate (tree removals)</i>
Special Notes	<i>Entrance gates to neighbourhood located at northern extent of street (East Gate at Cornish Avenue) South extent of street defined by East Blanchard Park Apartments visible on other side of river, though views are obscured by dense foliage * Notable Ulmus Americana at 5 East Gate *</i>



West View [near river bank]



West View [near centre of Park]

STREETSCAPE INVENTORY

Street/Area:	<i>11; West Blanchard Park Conservation Area</i>
Vehicular Realm/Parking:	<i>No vehicular access</i>
Pedestrian Realm:	<i>Limited pedestrian access due to dense foliage and lack of defined trail</i>
Utilities:	<i>None</i>
Tree Canopy:	<i>Complete tree canopy</i>
Special Notes	<p><i>Narrow riparian ecosystem flanked by 86 West Gate (West Gate Mennonite Collegiate) and 112 West Gate</i></p> <p><i>Even grade throughout area with the exception of a substantial drop off at river bank</i></p> <p><i>* Riparian ecosystem – numerous documented tree species exceeding 100 yrs; Ulmus Americana, Quercus macrocarpa, Fraxinus pennsylvanica, Acer negundo, Picea glauca *</i></p> <p><i>Munson Park (other side of river) visible from river bank</i></p>



East View



West View

STREETSCAPE INVENTORY

Street/Area:	<i>12; Blanchard Avenue between West Gate and Middle Gate</i>
Vehicular Realm/Parking:	<i>Parking along street (north side) Street width: 7.6m (25')</i>
Pedestrian Realm:	<i>No public sidewalk</i>
Utilities:	<i>Fire hydrant Hydro pole</i>
Tree Canopy:	<i>Intermittent tree canopy, fewer plantings along south side of street and towards the western side of the street section (many mature Picea with slender crowns)</i>
Special Notes	<i>West extent of street defined by West Blanchard Park</i>



East View



West View

STREETSCAPE INVENTORY

Street/Area:	<i>13; Blanchard Avenue between Middle Gate and East Gate</i>
Vehicular Realm/Parking:	<i>Parking along street (north side) Street width: 7.3m (24')</i>
Pedestrian Realm:	<i>No public sidewalk</i>
Utilities:	<i>Hydro poles on both sides of street No street lighting</i>
Tree Canopy:	<i>Intermittent canopy, fewer plantings along both sides of the boulevard</i>
Special Notes	<i>East extent of street defined by East Blanchard Park</i>



East View (at River Bank)



West View

STREETSCAPE INVENTORY

Street/Area:	<i>14; East Blanchard Park</i>
Vehicular Realm/Parking:	<i>No vehicular access</i>
Pedestrian Realm:	<i>Gravel path, ill-defined boundaries (approximately narrowing from 3m (10') at park entrance on East Gate to approximately 1m (3.5'))</i>
Utilities:	<i>Hydro pole at park entrance</i>
Tree Canopy:	<i>Complete tree canopy</i>
Special Notes	<p><i>Wooden bollards define park boundaries at entrance and on southern edge</i></p> <p><i>Plantings and lawn along park, bordered near river by riparian ecosystem</i></p> <p><i>Considerable slope down at river (east extent of park)</i></p> <p><i>* Three old Populus deltoides and one pre-architectural elm at bottom of park along river bank, pre-architectural Quercus macrocarpa in park *</i></p> <p><i>Apartment buildings on other side of river visible from river bank (dense foliage impedes view from street)</i></p>



South View



North View

STREETSCAPE INVENTORY

Street/Area:	<i>15; West Gate (west side) between Blanchard Avenue and Middle Gate</i>
Vehicular Realm/Parking:	<i>Parking along street (west side) Street width: 7.6m (25')</i>
Pedestrian Realm:	<i>Public sidewalk Sidewalk width: 1.8m (6') Sidewalk narrows at sections where paving was removed to accommodate trees – 2 stumps and one remaining Ulmus at 112 West Gate, indented sidewalk at 166 and 180 West Gate to accommodate Quercus macrocarpa</i>
Utilities:	<i>Fire hydrants Hydro poles Street lights</i>
Tree Canopy:	<i>Intermittent/Inter-planted, canopy disrupted at 146 and 186 West Gate (new plantings) and at 112 West Gate (tree removals)</i>
Special Notes	<i>South end of street curves toward the east North extent of street meets up with school and West Blanchard Park Apartment buildings on other side of river visible from street (closer to Middle Gate towards the south) * Notable pre-architectural Quercus macrocarpa at 166 and 180 West Gate *</i>



South View



North View

STREETSCAPE INVENTORY

Street/Area:	<i>16; West Gate (east side) between Blanchard Avenue and Middle Gate</i>
Vehicular Realm/Parking:	<i>No parking (parking available on west side of street) Street width: 7.6m (25')</i>
Pedestrian Realm:	<i>No public sidewalk</i>
Utilities:	<i>Street light (one at 123 West Gate)</i>
Tree Canopy:	<i>Intermittent, canopy is disrupted at 123 West Gate and along south side of street (fewer plantings)</i>
Special Notes	<i>South end of street curves toward the east</i>



South View



North View

STREETSCAPE INVENTORY

Street/Area:	<i>17; Middle Gate (west side) between Blanchard Avenue and East Gate</i>
Vehicular Realm/Parking:	<i>Parking along street (west side) Street width: 7.6m (25')</i>
Pedestrian Realm:	<i>Public sidewalk Sidewalk width: 1.8m (6')</i>
Utilities:	<i>Fire hydrants Hydro poles Street lights</i>
Tree Canopy:	<i>Intermittent, canopy is disrupted at 124 Middle Gate</i>
Special Notes	<i>Public sidewalk does not continue along street (only from Cornish to Blanchard Avenue on west side of Middle Gate) * Notable <i>Ulmus americana</i> at 106 and 94 Middle Gate *</i>



South View



North View

STREETSCAPE INVENTORY

Street/Area:	<i>18; Middle Gate (east side) between Blanchard Avenue and East Gate</i>
Vehicular Realm/Parking:	<i>No parking (parking available on west side of street) Street width: 7.6m (25')</i>
Pedestrian Realm:	<i>Public sidewalk Sidewalk width: 1.8m (6') Sidewalk narrows at sections where paving was removed to accommodate trees - Two at 135 Middle Gate (trees now removed), Mature Quercus at 111 Middle Gate</i>
Utilities:	<i>Hydro pole (at 135 Middle Gate) Street lights</i>
Tree Canopy:	<i>Inter-planted, canopy is disrupted at locations with new plantings (115, 123, 135 Middle Gate)</i>
Special Notes	<i>Wide boulevard * Two notable juvenile Tilia plantings at 135 Middle Gate, pre-architectural Quercus macrocarpa at 111 Middle Gate *</i>



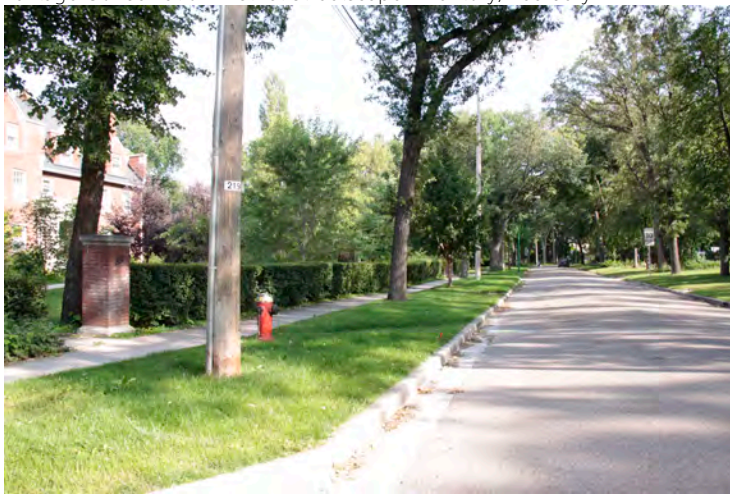
South View



North View

STREETSCAPE INVENTORY

Street/Area:	<i>19; East Gate (west side) between Blanchard Avenue and Middle Gate</i>
Vehicular Realm/Parking:	<i>Parking along street (west side) Street width: 7.6m (25')</i>
Pedestrian Realm:	<i>No public sidewalk</i>
Utilities:	<i>Hydro pole (one at Blanchard Avenue) Street lights (none along southern bend)</i>
Tree Canopy:	<i>Intermittent, canopy disrupted at western extent of street (139 Middle Gate) and at 126 East Gate (few plantings)</i>
Special Notes	<i>South end of street curves toward the west</i>



South View



North View

STREETSCAPE INVENTORY

Street/Area:	<i>20; East Gate (east side) between Blanchard Avenue and Middle Gate</i>
Vehicular Realm/Parking:	<i>No parking (parking available on west side of street) Street width: 7.6m (25')</i>
Pedestrian Realm:	<i>Public sidewalk Sidewalk width: 1.8m (6') Sidewalk narrows at sections where paving was removed to accommodate trees – Large stump and uplifted sidewalk at 147 East Gate, Tree removed from 115 East Gate (stump removed), Pavement removed at 89 East Gate and 151 East Gate for two Quercus</i>
Utilities:	<i>Fire hydrants Hydro poles Street lights</i>
Tree Canopy:	<i>Intermittent, canopy disrupted at western extent of street and at 115 and 147 East Gate (tree removals)</i>
Special Notes	<i>North extent of street connects to East Blanchard Park South end of street curves toward the west Boulevard plantings at 125 East Gate Apartment buildings on other side of river visible from street * Pre-architectural Quercus macrocarpa at 89 and 151 East Gate and Quercus grove at 125 East Gate *</i>



South View



South View (in Riparian ecosystem)

STREETSCAPE INVENTORY

Street/Area:	<i>21; Middle Gate extension (south side of Middle Gate from intersection to Assiniboine River)</i>
Vehicular Realm/Parking:	<i>No parking Street width: 4.9m (16'), narrows to 4.5m (15') at end of pavement (south side)</i>
Pedestrian Realm:	<i>Public sidewalk Sidewalk width: 1.2m (4') Sidewalk ends at 159 Middle Gate, does not continue south towards river Dirt path enables pedestrian access to river bank from street</i>
Utilities:	<i>Hydro pole Street light / Hydro pole combination on east side of street</i>
Tree Canopy:	<i>Intermittent, limited plantings on east side of street, canopy is complete on west side and in riparian zone (south of street)</i>
Special Notes	<i>No through-route Street transitions into riparian ecosystem in the south Slope down towards river bank, substantial drop off at river bank Street is a continuation of Middle Gate, yet is distinctly different (narrower, concrete paved opposed to asphalt, no through-street) Boulevard plantings on east side of street * Populus deltoides at river, allegedly one of oldest trees in Winnipeg * Apartment buildings on other side of river visible from river bank (dense foliage impedes view from street)</i>

APPENDIX J Summary of Property Inventory

The following is a reference summary of the built form inventory, sorted by street and numerically by address.

Built Form Inventory - Armstrong's Point, Winnipeg

Address	Name	Date of Construction	Heritage Status	Style
Blanchard Ave.				
9		1948		Bungalow
Cornish Avenue				
0	Gates	1911	No. 55/2014	Classical Revival
70	William G. White House	1912		Foursquare
76		1922		Craftsman
East Gate				
2		1954		Bungalow
5	Thomas Ryan House	1906	On "Commemorative List" under By-law No. 15/2014	Classical Revival
6	W.W. Cross House	1913	On "Commemorative List" under By-law No. 15/2014	Tudor Revival
14	H.M. Millman House	1929	On "Commemorative List" under By-law No. 15/2014	Tudor Revival
15		1954		Bungalow
20	W. Hill House	1912	On "Commemorative List" under By-law No. 15/2014	Tudor Revival
21		1912		Foursquare
30		1971		Contemporary Ranch
33		1951		Colonial Revival
39	A.H. Pulford House	1907	On "Commemorative List" under By-law No. 15/2014	Queen Anne
40	Aime Benard House	1912	On "Commemorative List" under By-law No. 15/2014	Colonial Revival
45	J.B. Gass House	1930	On "Commemorative List" under By-law No. 15/2014	Tudor Revival
48	E. James Bulgin House	1896	On "Commemorative List" under By-law No. 15/2014	Queen Anne
51		1931		Foursquare
54		1954		Bungalow
58	Cyrus R. Stovel House	1895	On "Commemorative List" under By-law No. 15/2014	Queen Anne
66		1956		Two-storey Vernacular
69	J.R. Waghorn/D.H. Bain House	1896	On "Commemorative List" under By-law No. 15/2014	Tudor Revival
72	G.A. Elliott House	1896	On "Commemorative List" under By-law No. 15/2014	Queen Anne
77		2010		Contemporary Neo-Eclectic
89	G.R. Crow's House	1911	On "Commemorative List" under By-law No. 15/2014	Tudor Revival
90	R.T. Riley House	1909	On "Commemorative List" under By-law No. 15/2014	Tudor Revival
94		1963		Two-storey Vernacular
96	W.H. Brown House	1912	On "Commemorative List" under By-law No. 15/2014	Colonial Revival
100	A.E. Holmes House	1930	On "Commemorative List" under By-law No. 15/2014	Colonial Revival
111		1953		Contemporary Split-level Ranch
112		1954		Two-storey Vernacular
115		1953		Two-storey Vernacular
121		1954		Contemporary Ranch
125		1927		Tudor Revival
126		2003		Contemporary Neo-Eclectic
129		1953		Bungalow
135		1927		Tudor Revival
138	D.M. Hackney House	1911	On "Commemorative List" under By-law No. 15/2014	Colonial Revival
140		1985		Contemporary Neo-Eclectic
147	Arthur F. Eden House	1882	On "Commemorative List" under By-law No. 15/2014	Italianate
149		1949		Two-storey Vernacular
151		1949		Two-storey Vernacular
155	William James Tupper House	1896	On "Commemorative List" under By-law No. 15/2014	Queen Anne
Middle Gate				
2	A.H. Egerton House	1904	On "Commemorative List" under By-law No. 15/2014	Queen Anne
6	J.T. Spiers House	1912	On "Commemorative List" under By-law No. 15/2014	Tudor Revival
9	W.G. McMahon House	1883	On "Commemorative List" under By-law No. 15/2014	Tudor Revival
12	A.E. Bowyer House	1929	On "Commemorative List" under By-law No. 15/2014	Tudor Revival
15		1953		Bungalow
21	J.A. Mc Kerchar House	1910	On "Commemorative List" under By-law No. 15/2014	Queen Anne
22	Horace Chevrier House	1909	On "Commemorative List" under By-law No. 15/2014	Colonial Revival

25	M.F. Hastings House	1929	On "Commemorative List" under By-law No. 15/2014	Tudor Revival
28	H.R. Soot House	1909	On "Commemorative List" under By-law No. 15/2014	Foursquare converted to Tudor Revival
33	Col. J. Geddes/Alexander Calder House	1909	On "Commemorative List" under By-law No. 15/2014	Tudor Revival
34	Dr. F.W. Glasgow House	1911	On "Commemorative List" under By-law No. 15/2014	Tudor Revival
40	E.R. Garvin House	1954	On "Commemorative List" under By-law No. 15/2014	Contemporary Ranch
43	Theodore A. Hurt House	1909	On "Commemorative List" under By-law No. 15/2014	Tudor Revival
45	W.P. Wallace House	1924	On "Commemorative List" under By-law No. 15/2014	Colonial Revival
50		1957		Contemporary Ranch
57	G.R. Ryan House	1909	On "Commemorative List" under By-law No. 15/2014	Colonial Revival
58	W.J. Campbell House	1911	On "Commemorative List" under By-law No. 15/2014	Craftsman
61		1960		Vernacular Two-storey
64	Mrs. H. McKittrick House	1913	On "Commemorative List" under By-law No. 15/2014	Colonial Revival
67	B.S. Jenkins House	1908	On "Commemorative List" under By-law No. 15/2014	Colonial Revival
69	W.C. Bathgate House	1926	On "Commemorative List" under By-law No. 15/2014	Tudor Revival
70		1953		Contemporary Ranch
76		1952		Contemporary Ranch
77		1965		Contemporary Ranch
93		1944		Bungalow
94	A. Kaye House	1904	On "Commemorative List" under By-law No. 15/2014	Tudor Revival
99	James Ryan Jr. House	1910	On "Commemorative List" under By-law No. 15/2014	Prairie
100		1954		Contemporary Ranch
103	John Arbuthnot House	c. 1894	On "Commemorative List" under By-law No. 15/2014	Queen Anne
106	E.F. Lang House	1909	On "Commemorative List" under By-law No. 15/2014	Tudor Revival
111	A.J. Long House	1913	On "Commemorative List" under By-law No. 15/2014	Colonial Revival
112		1956		Contemporary Neo-Eclectic
115	A. Jardine House	1906	On "Commemorative List" under By-law No. 15/2014	Queen Anne converted to a Tudor Revival
118	R. Taylor House	1909	On "Commemorative List" under By-law No. 15/2014	Colonial Revival
123	Daniel McIntyre's House	Built in 1882	On "Commemorative List" under By-law No. 15/2014	Queen Anne with Tudor detailing
124	Peter C. Sheppard House	1909/10	On "Commemorative List" under By-law No. 15/2014	Colonial Revival
134		1956		Contemporary Ranch
135	R.R. Sutherland House	c. 1908 built in 1890	On "Commemorative List" under By-law No. 15/2014	Colonial Revival
138		1963		Contemporary Neo-Eclectic
139	Mott/Bulman House	1914	On "Commemorative List" under By-law No. 15/2014	Tudor Revival
159		1951		Bungalow
West Gate				
15	G.N. Jackson House	1912	On "Commemorative List" under By-law No. 15/2014	Prairie
20	Cornish Library	1914	On the "List of Historical Resources" under By-law No. 55/2014	Classical Revival
21	E. Russell House	1923	On "Commemorative List" under By-law No. 15/2014	Colonial Revival
25	McRae P. Blair House	1911	On "Commemorative List" under By-law No. 15/2014	Craftsman
30	W.J. Hood House	1927	On "Commemorative List" under By-law No. 15/2014	Tudor Revival
31		1956		Contemporary Ranch
36		1953		Contemporary Ranch
39	J.G. Dagg House	1911	On "Commemorative List" under By-law No. 15/2014	Colonial Revival
40	Sen. L. McMeans House	Built in 1893	On "Commemorative List" under By-law No. 15/2014	Queen Anne
45		1953		Contemporary Ranch
50	C.H. Walsh House	1930	On "Commemorative List" under By-law No. 15/2014	Colonial Revival
51		1953		Contemporary Ranch
54	Ralph Connor House	1913	On the "List of Historical Resources" under By-law No. 55/2014	Tudor Revival
57		1953		Bungalow

65	C.M. Castle House	1907	On "Commemorative List" under By-law No. 15/2014	Prairie
66	M. MacQueen House	1945	On "Commemorative List" under By-law No. 15/2014	Bungalow
71	E.F. Haffnerr House	1914	On "Commemorative List" under By-law No. 15/2014	Colonial Revival
74		1949		Bungalow
79	J.D. Brook House	1911	On "Commemorative List" under By-law No. 15/2014	Colonial Revival
85	A.W. Chapman House	1909	On "Commemorative List" under By-law No. 15/2014	Tudor Revival
86	Westgate Mennonite Collegiate	1978		Contemporary
91	T.J. Douglas House	1915	On "Commemorative List" under By-law No. 15/2014	Prairie
97	T.L. Waldon House	1906	On "Commemorative List" under By-law No. 15/2014	Queen Anne
112	William Harvey House	1906	On "Commemorative List" under By-law No. 15/2014	Colonial Revival
115	Col. H.W.A. Chambre House	1912	On "Commemorative List" under By-law No. 15/2014	Tudor Revival
118		1952		Bungalow
119	S.T. Smith House	1909	On "Commemorative List" under By-law No. 15/2014	Colonial Revival
123		2008		Contemporary
124		1952		BungalOw
131	D.W. Horne/Old Bart Honeyman House	1912	On "Commemorative List" under By-law No. 15/2014	Tudor Revival
134	Monk House	1894	On the "List of Historical Resources" under By-law No. 55/2014	Queen Anne
137	William Wallace Blair House "Kenilworth"	1904	On "Commemorative List" under By-law No. 15/2014	Classical Revival
146		1952		Contemporary Ranch
147	Sir Charles Tupper House	1910	On "Commemorative List" under By-law No. 15/2014	Colonial Revival
150		1955		Contemporary Ranch
157	Mrs. J.A. Gemmill House	1913	On "Commemorative List" under By-law No. 15/2014	Colonial Revival
162		1956		Contempoary Ranch
166		1953		Contemporary Ranch
180	H. McFayden House	1931	On "Commemorative List" under By-law No. 15/2014	Colonial Revival
184	W.P. Wallace House	1928	On "Commemorative List" under By-law No. 15/2014	Tudor Revival
186	R.T. Riley House	1920	On "Commemorative List" under By-law No. 15/2014	Tudor Revival

Total: 124 Properties